

**The Oaks Homeowners Association**  
**PO Box 163**  
**Palmyra, PA**  
**17078**

A meeting of the Oaks Homeowners Association was held on Tuesday October 7, 2008 at the home of Ron Burke, Vice President. Present were Don Hassenbein; Ron Burke, Vice President; Ray Urban, Chairman of the ACC; Marcia Perrotti, Secretary; and Pat Raskauskas, Treasurer. The meeting was opened at 7:00 pm. by Don Hassenbein.

Pat Raskauskas moved to approve minutes from August 19, 2008 Ray Urban seconded the motion. Hearing no objections, the minutes of August 19, 2008 were approved.

***President's report –***

Thanked everyone for their support as we prepare process and procedures to keep association going forward. Thanked everyone for providing input to the procedures. Pat provided specific changes to the documents.. A discussion around whether the process for transition of new officers belongs on timeline. We determined that we should create a process for transition of new officers. Marcia Perrotti committed to complete a draft of this process by October 11 and send to the Board electronically.

Don then reported on the latest status of Resale certificates. Ron Burke noted that Nate Wagner's home is for sale.

Don attended the North Londonderry township meetings. He attended both the planning and supervisors meeting. At the meeting they reported that Don Heverling is on sick leave and it is not known when he will return. This is unfortunate since Don was a good contact for the Oaks. Marcia is attending the October 20 meeting, Pat will attend on November 17 and Ray is going to the December 15 meeting. The township board told Don we can submit a request for a stop sign and also request a speed limit sign. Speed limit sign is more difficult. We should supply a letter signed by the Board. Marcia Perrotti made a motion that we request that the intersection of Truman and Oak Street be made a 4 way stop. This intersection is a school bus stop and with the amount of traffic this is becoming unsafe. Pat Raskauskas seconded the motion. Don will put a draft together for delivery at the next township meeting.

Don reported on blacktopping of streets, the board said that tar has gotten expensive. Position is based on physical condition and not appearance. Therefore our streets are not due to be blacktopped because their appearance is still good.

***Vice President's report***

Ron Burke reported on street lights. All are working. Don requested insurance certificate from electrician. Ron requests an RFP for grass cutting. Ron now has extra bulbs and photo cells (add 3 and 3) and 4 globes. Common ground maintenance, Ron reported common ground was mowed every two weeks. Entrance sign, Ron has followed up on additional sign with web site. Don will call to follow up. Rob reported

that he was asked by a homeowner to remove a tree. He asked homeowner to send a notice to the President. Ron reported that we have a room reserved at Holy Spirit Parish cost is \$50. Ron will try to get written confirmation by next meeting. No new business.

***Treasurer's Report***

Treasurer distributed copy of proposed changes to budget. Checking has balance of \$5,174.98. Estimated costs to end of year are \$2,102.00. Budget for 2009 would mean homeowner fee increased. Expected increase in electric, audit and taxes are new. Last year proposed budget for street light was 0 and we spent \$2700. Budget includes a line item for \$2000 to money market. Proposing a 10% increase to \$165. This allows us to continue to add to money market for future fees. Last year's budget was \$20,958 budget has \$735 to finish at end of year. Motion from Ray Urban and seconded from Marcia Perrotti. The Board prefers not to render a special assessment.

Federal income filing status. All taxes due were paid and late fees for 2006 and 2007 were paid \$429.60. We are now current on our taxes.

Pat reported there are currently no pending bills and no new business.

***Secretary's Report***

Web is up to date with everything. Will provided minutes from 8-19-08. Marcia will add our CPA to contact list.

***ACC Chair***

Ray Urban reported that 1442 E. Maple requested approval for memorial garden considered landscaping. No approval required. Request from 337 Oak Lane approved on 9/29/08. 23 Pin Oak requested fence and was approved.

Next meeting December 1, 2008 7 pm at Secretary's house. On a motion from Pat Raskauskas and a second from Ron Burke, the meeting adjourned at 8:26

Respectfully submitted,

Marcia Perrotti  
Secretary, Oaks Homeowners Association