

The Oaks Board Meeting Minutes
Monday, April 1, 2024 at 7:00 pm
Rothermel-Finkenbinder Funeral Home
25 W Pine Street, Palmyra, PA 17078

The President opened the meeting at 7:05pm and announced that the meeting would be recorded (visual and audio) and that by staying, you are consenting to being recorded. She stated that we had a quorum. She welcomed everyone and thanked them for taking the time to attend the meeting. There were 23 households in attendance.

The President then introduced the Board Members:

- President, Betsy Jamison, president@palmyraoaks.com
- Vice President, Kay Black, vp@palmyraoaks.com
- Treasurer, Bill Campoll, treasurer@palmyraoaks.com
- Secretary, Lauren McCullough, secretary@palmyraoaks.com
- Architectural Control Committee Chairman, (INTERIM) Michael Wheeler, acc@palmyraoaks.com

The President requested that all questions be held to the end, after all the officers give their reports.

President Report:

The President shared that this year, the two board positions that were up for a vote were that of President and Architectural Committee Chairperson. Both current board members ran again for the two-year term of 2024 and 2025, and there were no other parties that entered their names for those positions. Our Secretary and volunteers are counting ballots for those positions as well as for a special assessment and to update signage verbiage within our Restrictions and Covenants.. She will be reporting on that information within this meeting.

Township information from Chief Snyder:

A traffic study for speed was done for seven days in August 2023 on Apple Blossom Lane. 5019 vehicles were timed and only 169 (4%) exceeded the 25 mph speed limit. The police had also done traffic studies of surrounding streets (Apple Blossom and streets to the west) in 2021 and 2023, which shows a general increase in traffic. Of course there may not have been as much traffic in 2021 because of Covid.

However, two new large housing developments, and a planned apartment building community directly east of London Croft will certainly increase traffic within the Oaks over the next several years. If we can stick together as a community and start attending North Londonderry Township meetings we can have a bigger impact regarding this issue.

The Oaks annual yard sale will be held Saturday, May 18 beginning at 7 AM, rain or shine.

I would now like to turn the meeting over to our Vice President, Kay Black.

Vice President Report:

For those who are new to the Oaks since our last annual meeting, I will highlight the responsibilities that go along with being the Vice President. They include maintenance of the

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street lights (which the HOA owns), the upkeep of our community sign and its lighting, and the maintenance of Lot 50 including the culverts and drainage.

This past August our Oaks entrance sign was refurbished and new lighting was installed, replacing the old broken spotlights. As a side note, members of the Board share responsibility for keeping the base of the sign weed free.

We have a total of 32 street lights in our community. In 2018, the last of the street lights were converted to LED lights which has resulted in lower power bills. However, the long-term use of the original bulbs has caused damage. Such as brittle wiring and heat damage to the very expensive globes. Since August, we have replaced one globe, one sensor, one light bulb, and one connection, all on different lamps.

In June, we had a large tree on Lot 50 damaged by two different storm cells that moved through our community. A tree service was hired to take down the large limbs and push the tree debris into the woods thereby avoiding the cost of having limbs removed off site.

In December, we contracted with K&K Landscape LLC to provide all necessary landscaping services to Lot 50 for the 2024-2025 growing season. The season will begin either this week or next week weather dependent. They are a fully insured company and we have a copy of their insurance in our files. They have offered additional services to any of our Oaks homeowners with a 10% discount. A list of the complete services offered will be emailed to all homeowners and will include things such as yard maintenance, holiday lighting, gutter repairs, and pest control. In January, they came out and removed a deer stand that was on HOA property.

In January, we agreed with ALW GROUP, LLC to provide a scope of services for the repair and restoration of the damaged culvert on Lot 50 behind Hickory Street. They will work in conjunction with the HOA and the contractor regarding critical steps/oversight of any and all stages during the excavation and removal of the existing damaged pipe.

In February, we agreed with Starner Excavating, LLC to provide the work to the sinkhole caused by the damaged culvert on Lot 50 behind Hickory Street.

I personally would like to thank my fellow Board members who have taken on the extra role of helping me with some of these unusual events this year. I am honored to be working with a Board that is level headed and works for the betterment of our entire community.

Treasurer Report:

- 2023 Reviewed Statements will be available on the website within the next two weeks.
- During 2023, cash increased by \$11,402 vs. net change of \$5,524 assumed in 2023 budget.
- 2024 Budget projects a cash decrease of \$44,074, mainly due to the projected \$40,000 expenditure for the sinkhole/drainage pipe repair project, excluding Special Assessment revenue of \$40,000 (\$264.90 per homeowner) that the residents are voting on.

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- 2024 budget includes savings of \$650 for the preparation of annual financial statements and tax return (30%) resulting from securing competitive bids and moving the accounting engagement to Park & Company in Palmyra from Garcia Garman & Shea in Lebanon.
- 2024 budget assumes increase in Lot 50 maintenance and repairs of \$45,274 vs. 2023 actual.
 - Balance of increase due to engagement of new vendor to provide mowing, trimming, weed control services for Lot 50. All services will be provided by one vendor and include debris cleanup after storms, etc., and will ensure more accurate mowing area and compliance with our liability insurance requirements.
- Budgeted increase of \$1,210 for streetlight repairs. 2023 expense of \$290 was historically very low: \$710 below the 2023 budget.
- Projected 12/31/2024 cash balance of \$9,549 vs. actual of \$53,623 as of 12/31/2023 and \$42,220 as of 12/31/2022.
 - Projected 2024 year-end balance excludes impact of Special Assessment.
 - A minimum balance of \$25,000 is required as stated on our Resale Certificates. This will need to be addressed if the Special Assessment is not approved.
- 2024 Cash Performance as of March 31
 - 1 annual assessment has yet to be paid.
 - As budgeted, the new Lot 50 maintenance contract paid as lump sum, per contract.
 - Combined Cash + CD balance of \$56,779.35, an increase of \$2,156.69 since year-end. Again, this is after the annual payment of \$14,098 for the Lot 50 maintenance contract.

Architectural Committee Chairperson (ACC) report:

Hello everyone, I'm Michael Wheeler. I've been the Interim ACC for just about a year now after the resignation of our previous Chairperson, Forrest Borrod.

Since I took on this role I have worked on modernizing and digitizing the ACC records. While a great portion of these files were previously scanned into our system, organization and consolidation have been an ongoing project. At this time we utilize a Google drive based request tracking record as well as a digital list of all requests (approved or denied.) Additionally, every home has its own digital folder which contains all the documentation for projects that have been approved in the past.

I am working to establish a uniform method of approving projects and the documents that we'd like to see in the files to ensure that complete and current records are kept. While constructing this system it was discovered that there is a large gap of information missing.

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This has become a handicap when attempting to issue resale certificates and when homeowners attempt to start new projects. I have been working to go through the email systems and the limited files we have to correct some of this information gap. However, this proves to continue to be a challenge.

During my time I've noticed an increase in residents failing to submit for approval for exterior modifications. This has mostly been failure to submit for roof replacements. Homeowners need to keep in mind that there's a number of modifications that require approval. These are laid out in the Bylaws and Restrictions and Covenants, some of them include roof replacements, any above ground structures, such as raised garden beds and swing sets, major landscaping and tree removal, patios and structural additions.

If a homeowner is uncertain if a project they are planning to start requires approval please go to our website and submit for the approval of modification. This will ensure that a project receives approval. This process is typically very quick and ensures that modifications are within the guidelines of the bylaws and regulations, as well as the county and township.

I strive to reply to requests within 24 hours of receiving them and typically these requests are closed within a few days.

Additionally, as ACC I conduct a portion of the resale certificate process. I'd ask homeowners to remember that it is the homeowner's responsibility to request these certificates and we can not begin the process unless the homeowner requests it. We've had several Realtors request resale certificates, this makes things difficult because then we have to try to get in contact with the homeowner and that takes time. Also, this process can not begin until there is a contract pending, this makes it vital to have a quick process. By having the homeowner request the resale certificate we can ensure that it's done quickly. Power of attorneys, as well as estate managers are handled on a case by case basis. The most important thing is to remember that the homeowner needs to make the request when possible.

Since our last annual meeting there have been:

- 51 requests for modification
 - 11 resale certificates
 - 44 approvals
 - 1 denial
 - 6 closed with no action

Lot 50:

In addition to my ACC responsibilities, I have been assisting with the ongoing Lot 50 project. Use of the county GIS system and satellite property line services we have been able to better identify the property lines of this 14 acre property. The amount of property seen behind homes along Truman, Hickory, and Pin Oak to the tree line is just a fraction of the property that is within our neighborhood and therefore part of our responsibility.

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Upon taking this position I conducted an extensive inspection of the property. During which several areas of concern have been identified. These areas of concern have been addressed previously by emails, new rules, and signage that has greatly limited the liability of the HOA and the residents as it pertains to the liability of areas of concern that have presented themselves.

As many of you know there have been three large sinkholes in the NorthEast corner of the property. Previous boards installed snow fencing around these sinkholes. Since then the snow fencing has not been maintained and until recently it had even been consumed by the growing sinkholes. An assessment of this area revealed two additional holes opening up and that the original three have shown significant enlargement in recent years. The Board did get several quotes on filling in these holes and due to their location and lack of structural threat it was determined that filling in these large sinkholes was not a priority. New snow fencing has been installed and signs have been posted. Our concern for this location is that the adjacent lot is owned by the development that borders us to the North and several times we've seen residents playing in the field. We have been in communication with that neighborhood.

There are two additional smaller sinkholes that are along the drainage basin that runs the north border of the property. These are not showing signs of increasing size nor are they in an open area that is reasonably accessible by anyone. Therefore, these are being monitored for activity and will remain in their current condition.

Several months ago, there was the discovery of the items, debris and refuse in the wooded areas of the property that border properties along Truman, Hickory, and Pin Oak resulting in the stance that the board took concerning access to Lot 50. Since then we have seen that there has been a reduced amount of dumping, unauthorized installation of items, and an increase in voluntary compliance of these rules. While we realize that this stance has been unpopular we also acknowledge that there is a continuous danger about the property and the ongoing need to limit the liability of the HOA as it pertains to these issues. As we work to mitigate these issues and if there is a time when there are no longer areas of concern it is possible that these restrictions may be lifted. However, as it stands at this time, these restrictions will remain in place.

Currently, we have a culvert that has become compromised and has led to a sinkhole opening up in the retention area behind the intersection of Truman and Hickory. This culvert and sinkhole have been inspected by a geological engineer. It has been determined that it will need to be completely replaced. Additionally, the limited records that the Board has of sinkholes that have opened up in this area in the past have been provided to the inspection team. It is possible that the repairs that were conducted in the past may have contributed to the collapse. However, this is only a speculation, none of which can be proven or acted on. It is the intention of this board to ensure that repairs are done properly and correctly to ensure the integrity of the storm water management system.

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Failure to upkeep this system will result in fines issued by the township. The township has previously issued a statement regarding the requirement of our HOA to maintain the storm water management system that services our neighborhood and the failure to do so resulting in fines and other penalties.

We know that the replacement of this culvert could cost in excess of \$40,000. This has led us to attempt to pass the special assessment which we will know the outcome of shortly. **Regardless of whether the special assessment passes, we are required to repair the culvert.** The Board will do what it can within the bylaws to finance this project and continue to provide the services we're required to over the next few years.

Finally, I'd like to emphasize that the entire Board has been involved with the issues surrounding Lot 50. We have all walked the property several times. We have all been involved with decisions on how to manage this property. Specifically, the decision to revert to referring to the property as it was originally described as a storm water management system.

The difficult decision to restrict access to this property was not done quickly. Instead it was a long conversation that eventually was a unanimous decision made to ensure the safety of our residents, limit the increasing liability of the HOA, and to ensure that the system does not suffer any further damage and can continue to service the neighborhood as it needs to.

The discovery of the extensive damage to the culvert and the need to replace it is an example of how hard we've worked to keep this HOA functioning the way it has always been intended, in a manner that best serves the interest of the residents. We will continue to perform our roles as long as we serve on this Board.

This Board is more unified than ever, and we all have the same priorities when it comes to the custodianship of this development. We appreciate the constructive input from residences and encourage homeowners to ask questions if they have them. The more questions and clarifications we can provide for our homeowners the better for everyone. The best way to get a clear and quick reply from the Board is to submit a request online on our website. We all get those emails and we try to answer them as quickly as reasonable.

Secretary Report:

WEBSITE: Past meeting minutes, financial statements, newsletter, by-laws and restrictions & covenants, FAQs, Exterior Modification specs for the duplexes and townhouse and contact forms are all available on the website. A few years ago, the website was hacked and a significant amount of historical data (all meeting notes before 2007) was lost. Since there were no hard copies of these notes in the official Board binders we have not had access to them, until a resident was able to provide us with theirs. Those notes will also be available online.

NEWSLETTER: We delivered a hardcopy of the 2023 newsletter since we've had a lot of new residents move into the neighborhood and the Board thought it was prudent that

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residents have a physical copy available to them. We do not intend to send a hard copy this year.

FACEBOOK: We have a private Facebook group. If you would like to join you can follow the link from our website. We only allow current residents to join and you must provide your address in order to be approved.

ONLINE ASSESSMENT PAYMENTS: We received 9 payments during our beta test of the online payment option. Residents will be able to pay their 2024 assessments online as well. You will need to create an account on the website. You can do so by clicking the link in the top right corner of the website. Instructions for how to do this will be available attached to the meeting notes. You will have one account per household, but you can add multiple people to the account so they have access to it.

We've finished tallying the votes. We received a total of 103 ballots out of a possible 151, which means that 48 households did not return a ballot.

Election Results:

1. President (Betsy Jamison) 92 votes received; 11 abstained
2. ACC (Michael Wheeler) 92 votes received; 11 abstained
3. Restrictions & Covenants Sign Amendment (NEEDS 101 votes to pass)
YAY 78 NAY 23 (101 votes received; 2 abstained)
4. Special Assessment Proposal (NEEDS 101 votes to pass)
YAY 77 NAY 25 (102 votes received; 1 abstained)

OFFICERS:

Betsy Jamison and Michael Wheeler received enough votes to continue in their positions as President and Architectural Committee Chairperson for a term of 2 years.

SIGN AMENDMENT:

Since the Sign Amendment did not pass, that means that the language in the Restrictions and Covenants will remain the same.

(Section 6.16 - Amendment II) says this about signs:

- ***No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than two (2) square feet or one sign temporarily advertising the property for sale or rent, or signs used by a builder or developer to advertise the property during the construction and sales period.***

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That means political, school pride, or dog poop signs are **not allowed** under the current Restrictions and Covenants. The Board will not be going around the neighborhood checking on signs unless a written complaint of these items is submitted to the Board, then we are required to enforce these rules.

In 2010, the Board adopted this Nuisance procedure:

- A homeowner should communicate with the offending homeowner to try and resolve the violation.
- If the violation is not resolved, the homeowner should submit a written complaint to the Board.
- The Board will contact the homeowner to try and resolve the violation.
- If the violation is still not resolved, the Board will send a Violation Letter with a cutoff date which will start the \$25.00 per day violation fee, as authorized by Amendment 3 to the Restrictions and Covenants Section 6.16 Nuisances.
- If the violation is not resolved by the cutoff date, legal action will start.
- The Association shall be entitled to collect its cost and fees, including reasonable Attorney's fees, incurred in collecting any fines from the responsible persons.

Amendment III Section 6.16 Nuisances: (c) After such notice to terminate is delivered, the responsible person shall be fined at a rate of Twenty-Five Dollars (\$25.00) per day for each day thereafter that said nuisance remains unabated. Payment shall be due to the Association and collectible thereby in the event payment of any fine is not made by the responsible persons. The Association shall be entitled to collect its costs and fees, including reasonable attorneys' fees, incurred in collecting any fines from the responsible persons.

Amendment III Article VII - General Provisions Section 7.01 Enforcement: In the event that the Declarant, the Association, or an Owner initiates legal proceedings seeking to enforce these covenants and/or seeking the abatement of a nuisance pursuant to this section, that party shall be entitled to recover its costs and fees, including reasonable attorneys' fees, from the offending party.

SPECIAL ASSESSMENT:

Since the Special Assessment to recoup our reserve did not pass, as communicated previously, the Board intends to raise the Annual Assessment every year, for the next four years. We are required by the By-Laws to maintain the Storm Water Management system. If we don't we can be fined by North Londonderry Township and it potentially affects the safety of the residents living along the storm water areas.

RESERVE: In 2002, the Board decided to start working towards keeping a reserve of \$15,000. That goal was reached in 2006 and maintained. In March 2008, the Board approved that \$25,000 should be held for capital improvements or emergency repair only. These dollars cannot be used for routine maintenance. This is not required via the By-Laws or the Restrictions and Covenants. This reserve amount is stated on our Resale Certificates. All homeowners issued a resale certificate with the purchase of their home (if not an original

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owner) that states we keep this on hand. We can remove this moving forward, but we still have a responsibility to maintain this amount. It's also good practice to have funds available for emergencies and maintenance.

As our development ages we will continue to see repairs needed. We were established in 1995, which means we are quickly approaching our 30 year anniversary. We also are required to maintain our 32 street lights.

A little history about our Annual Assessments:

We pay \$205 annually.

- 1997 - \$100.00
- 2003 - \$125.00 (Increase of \$25; First increase in 6 years)
- 2004 - \$150.00 (Increase of \$25)
- 2009 - \$165.00 (No increase since 2004; 5 years)
- 2017 - \$185.00 (Increase of \$20; First since 2009, 8 years)
- 2021 - \$205.00 (Increase of \$20; First since 2017, 4 years)
- 2024 - \$205.00 NO INCREASE IN 3 YEARS. The last increase was the same year a previous Board approved \$12,000 to be used to fill the current sinkhole with concrete which may have contributed culvert failure.

Compared to other HOAs in the area, we have a low Annual Assessment

- London Croft pays \$280 annually.
- Arbor Greene pays \$33 per month; \$396.00 annually
- Macintosh Crossing pays \$300 annually (Off Forge Road)

Questions from residents:

Q: We've spent a lot of money on culvert repairs over the years. Is there any kind of warranty?

A: We do not have a warranty on any of the work performed. No contractor/specialist will provide a guarantee on any sinkhole repairs done because of the nature of the water and area of Pennsylvania we reside.

Q: What are you going to do if it costs \$60,000 to do the repairs?

A: We are projecting a maximum cost of \$40,000. The HOA has limited resources to work with which means without the Special Assessment, the Board will be required to use up the majority of our reserves to cover the cost of repair.

There are stop guards built into the excavation schedule and contract that will be overseen by the Geological engineer to prevent us exceeding our budget in order to protect our

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limited assets. They have laid out what will be happening on each day and where our stopping points to evaluate the situation will be. We are hopeful that we will quickly hit hardrock and we will just need to replace the main pipe that goes from the culvert to the outbound area (about 60ft) which will come in under our \$40,000 estimate. This estimate also includes the total cost of having the Geological Engineer on site and consulting. He will work directly with the Board and the excavation company. He will let us know "this is where the excavator is, this is what he's thinking of, these are their findings", and the Engineer will either agree or disagree with the findings and will work with the Board on the best solution. While they are not aware of what our budget is, it has been made very clear that we are working with limited funds and can not exceed them, and that we can not come up with any overages, so there may come a point where they will say "we've done the best we can do, we are just going to put the new pipe in because we can't locate the throat." Ideally, you want to find the throat of the sinkhole for the best repair option. We have no documentation that shows the previous repairs attempted to find it in the past.

Q: *Why do we have to repair this sinkhole?*

A: The other active sinkholes on the property will continue to be left alone and monitored. The main reason we need to repair this current one is due to the culvert that's been damaged and the impact it will have to the storm water management system, as well as ensuring our relationship with the Township is not affected. In the past the Oaks HOA was not properly managing certain areas of Lot 50 and the Township came in and took over the maintenance of it because we weren't meeting their needs. If we let our system fail that will cost us even more money due to the Townships involvement which will result in the repair, but also fines and penalties.

At the time we initially started the process of looking into this situation, we thought we had a sinkhole, but as it turns out it's a failing culvert that is likely causing a sinkhole. This was discovered after 5 different contractors provided an estimate on repairs which then led us to hire a Geological engineer to provide a report on the area and Lot 50, so that the Board could make the most informed decision as possible since none of the current Board members have a background in these fields.

The report's conclusions were that the \$30,000 in repairs that have occurred since 2013 could be a contributing reason to why the culvert has failed. While at the time, the fixes performed were done in good faith by previous Board members, their lack of knowledge regarding the best ways to repair this issue has impacted the integrity of the storm water drainage system. It is believed by the feedback we've received, that not enough excavation was performed to find the throat of the sinkhole, and that the pouring of concrete down the hole has led to the culvert failing. There is reason to believe the "belly has bowed" due to concrete being poured in and a box being placed around it which has led to the pipe being compromised.

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Q: Did you hire a Geologist and also a Consulting firm? We all know there is limestone everywhere and we are prone to sinkholes. What is the consulting going to do for us? Wouldn't a good excavator be capable of performing the work alone?

A: No. They are one in the same. The Geologist is an engineer that works for ALW consulting. Starner Excavation is the contractor who will be performing the excavation work.

ALW is an independent agency that we have hired to work for the HOA and have our back during this repair process since we don't have a background in this type of work. They will observe what's going on, they will discuss with the excavators and together they work on the plan of repair. ALW is there to make sure that work is done properly.

The Board does not feel comfortable hiring an excavator to work on their own based on the results from the 2013, 2018, 2020 and 2021 repairs. The \$30,000 spent on those repairs were performed by an excavation company and not overseen by a specialist. The Board believes that had a Geological engineer been hired at that time to consult on the project, we wouldn't be dealing with this current situation because the work would have been done correctly.

Q: Have you spoken to the Township about the repairs?

A: We have consulted with them multiple times. The Township requested that we don't perform the work while the ground is soft to prevent further damage to Lot 50. The Township will not get involved, unless the system stops performing properly. So we are responsible for the repairs. We have asked them for guidance on excavators who would be up to the task of performing the work properly.

Q: Do you plan to reduce the Assessments once the reserve is recouped?

A: To build our reserve back up to where we are now and meet our \$25,000 requirement stated on the resale certificates, it will take 4 years of yearly increases. The current Board intends to re-evaluate at that point and then reduce the Annual Assessment to meet the needs of the HOA. However, each Board member term is for only 2 years, so we can't guarantee that we will still be on the Board, or what the Board at that time will decide to do.

Q: Can the Board send out a hard copy of the meeting notes so that residents can understand everything that was discussed tonight?

A: It's an additional cost everytime we have to mail and print something.

Q: If you have a list of everyone who didn't vote, can't you go and speak to them?

A: We were required to have all the votes returned before the meeting in order to be counted. We are unable to accept any more now that we have the results.

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Q: Based on the information received tonight, I would have voted differently. Can we hold another vote to pass the Sign Amendment or the Special Assessment?

A: The Board has reviewed the Bylaws and Restrictions and Covenants, and has determined the best course of action is to revisit this after the work on the culvert has been completed. As it stands, the way residents chose to vote, they would prefer to have an increase to their annual assessment rather than pay a Special Assessment.

Once the work is completed, the Board can call a special meeting to hold another vote on a Special Assessment amount that will replenish our reserve amount stipulated in the resale certificate.

BYLAWS SECTION 9.03. *The President may call special meetings. In addition, it shall be the duty of the President to call a special meeting of the Association if so directed by resolution of a majority of a quorum of the Board of Directors or upon a petition signed by Members representing at least twenty-five (25 %) percent of the total votes of the Association. The notice of any special meeting shall state the date, time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.*

BYLAWS SECTION 9.04. *Written notice stating the place, day and hour of any meeting of the Members shall be delivered, either personally or by mail, to each Member entitled to vote at such meeting, not less than ten nor more than fifty days before the date of such meeting, by or at the direction of the President or the Secretary or the officers or Persons calling the meeting. In the case of a special meeting or when required by statute or these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business shall be transacted at a special meeting except as stated in the notice. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Member at his address as it appears on the records of the Association, with postage prepaid.*

RESTRICTIONS AND COVENANTS AMENDMENT III SECTION 3.06a: *Special Assessment for Miscellaneous Costs. In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only for the purpose of defraying in whole or in part, any costs incurred by the Association not provided for in the annual budget. Before the Association may incur such costs not provided for in the annual budget, the Members must ratify the action of incurring such costs by a two-thirds (2/3) affirmative vote of each class of members who are voting in person or by proxy at a meeting called for such purpose.*



Additional Service's

10% off For The Oaks Residence

- Patio
- Concrete
- Hardscape
- Retaining Wall
- SOD
- Flower Planting
- Power washing
- Rodent Control
- Fertilizing
- Holiday Lighting
- Construction Sevice
- Electral
- TV- Electrical Hookup
- Decks
- Pergolas
- Mulching
- Tree/ Shrub Planting
- Soft wash
- Tree Treatment
- Landscape Lights
- Gutter Repair/ Install
- Painting
- Garage Door
- Bistro Lighting

contact us at kklawnscapers@gmail.com or (717)468-7573

Step 1

Visit www.PalmyraOaks.com.
Click Register in the top right of website
to sign up for your account



Step 2

Fill out the information below.
One account per household.

Register

Your Information

I am a...
Please select...

First Name Last Name

Email Address

Cell Phone

Password (Case sensitive)

Additional Household Members

+ Add member

Address(es)

This address is...
Inside the community

Street address

Preferred mailing address

Add any additional
household members here



Step 3

Click REGISTER
to submit form



Register