

The Oaks Homeowners Association
Board Meeting
Palmyra, PA 17078
September 12 ,2016

Present: Jim Graeff, President; Ed Kenyon, Vice-President; Deb Blanchard, Treasurer; Ann Mease-Shiner, Secretary; Tom Zimmerman, ACC Chair.

Meeting was called to order at 7:01PM
There was a quorum of Board Members present.

The President welcomed everyone to the meeting and was pleased to announce 3 resale agreements since last meeting: 105 Hickory, 43 Hickory, and 1438 E. Maple

President Report –

The president discussed several conversations with homeowners about drainage issues. Problems are not related to common ground; however, he was consulted about certain water management issues on a few private properties. He spoke with several neighbors about items visible along the side of their houses, suggesting they be moved to improve overall curb appeal for homeowners with properties for sale.

The board received a complaint about a "commercial sign" that was on his property for "2 years." Homeowner reported that the sign has been there for 6 months, and that the contractor was coming back within a week to finish some work. Sign was returned after the work was completed.

The ACC link needs to be updated to Tom Zimmerman's email address ...so he will receive the ACC forms for review.

Vice-President Report –

The vice president reported there were no problems with streetlights or replacements since last meeting. The Inventory YTD: 2 globes, 3 lights, 3 fixtures, and 2 sensors remaining. We have a new contractor for electric work Heisey Electric. Jason Heisey is local (lives on Maple Street, not in The Oaks), and is the contractor for Old Stone Way and the Brethren Home. He has not done work for The Oaks at his point in time- however he will be called for any repairs going forward.

Randy Weaver has completed work on the common ground trimming arborvitae near 31 Truman, and will be removing weeds from hillside. He recommended putting coffee cans on top of sumac trees, which will permanently kill the trees. We will try that and the president has access to a supply of cans. To complete this project

Treasurer Report –

The treasurer will e-mail a copy of the Budget vs Actual YTD Expenses to the Board after the meeting. A hard copy of the YTD checking account details were distributed at the meeting. The checking account has a balance of \$9,983.08; money market balance is \$17, 723.95; CD balance is \$21,698.38.

The treasurer explained to the board the reason for overspent administration line. This over expenditure is due to the change in service rewards to Board members starting in 2016. However, the electricity bills are reflecting lower rates and a rebate, which is currently reducing bills about \$50-60/month. We have had few repairs to street lights this year, so that line is significantly under budget. Budget for common ground maintenance overall year-end actual vs budget will largely depend on sink hole repair and mowing needs through the rest of the fall.

Secretary's report-

The Secretary was absent from the meeting...No report given.

ACC Report –

Since the last meeting there has been one Homeowner was approved to replaced garage door. We have specs from Cornwall Garage Door for the replacement door, which looks good and matches existing doors.

The ACC chair went over several items and changes:

- Patio upgrades: The Oaks has no concern with patio upgrades/changes so long as the footprint stays the same size.
- Replacement windows: The Oaks has no concern with window changes if the windows do not alter the outside façade of the home.
- Several homeowners have made changes to their property for water management, including adding a swale.
- The ACC chair reminded the board that homeowners will be replacing roofs in increasing numbers over the next several years. Our primary concern is conformity of color, not material Also noted and discussed were solar panels. The Oaks HOA cannot prevent homeowners from installing solar panels, as this is heavily regulated by the US Government.
- New ACC members: Warren Copeland, Bob Homisak, Jane Zimmerman

A motion was presented by the VP to adjourn the meeting with a second by the Treasurer.

Meeting adjourned @ 8:10PM.

Next Meeting: The next meeting will be scheduled October 24 at 7p at Tom Zimmerman's house.

Submitted by
Ann Mease Shiner, Secretary

