

The Oaks Homeowners Association
P. O. Box 163
Palmyra, PA 17078

A meeting of the Officers of the Oaks Homeowners Association was held on Tuesday, August 18, 2009 at the home of the Arch. Control Chairman. Present were Don Hassenbein, President; Jim Graeff, Vice President; Eric Hoffman, Secretary, Ray Urban, Arch. Control Chairman and Pat Raskauskas, Treasurer.

The meeting was opened at 6:30 PM with a motion of the Treasurer to approve the minutes from the last board meeting on May 5, 2009, with the Arch. Control Chairman seconded them. Motion approved. The President then asked for a motion to approve the revised minutes from the board's last meeting held on June 9, 2009. The Treasurer made a motion with the Arch. Control Chairman seconding, motion approved.

President's Report –

The President reported that there have been 3 resale certificates granted to homeowners this year, there are 2 pending and 3 have withdrawn from the market.

Copies of the minutes from the June 15th Township Supervisor's Meeting were distributed to the board members.

There is nothing new to report on the status of the Verizon Fiber Optic installation, information was sent out via email (126 members) and regular mail (25) informing the homeowners of the proposed project.

New Business –

The President discussed the upcoming elections and the board positions that will be up for election (Pres., Treas. & Arch. Control Chair and provided the Secty. with a list of Officer Candidates and recommended procedures for the Nominating Committee.

Photos of the common ground retention ponds were passed around showing the accumulation of grass clippings being left in these areas. The Vice President will talk to Brownie's regarding removal of grass clippings.

Vice President –

There are currently two street lights that are out. The Vice President is going to call Met Ed and ask them to come fix them. The light at White Oak Circle had been repaired but is not working again so VP will contact the Electrician.

The resident of 9 Hickory had brought in heavy equipment and leveled a section of the common ground area behind his residence. He cut back vines, trees and trapped 13 ground hogs. The Vice President met with this homeowner and said the device used to trap these ground hogs is very dangerous and kills the ground hogs immediately. The Treasurer brought up a concern of insurance with the use of these devices. Children or pets could be seriously injured by these devices. The President is going to compose a letter informing them to stop clearing the land in the common area and will touch base with the Police Department.

The 9 Hickory resident complained to the VP about three properties; the 21 Hickory property - this house has been vacant for some time (we understand the son has

contracted to have the grass cut but not removal of weeds). The Board had been contacted by a different homeowner on this issue and they were told to submit a written complaint (as required by our Declaration of Restrictions and Covenants). No written complaint has been received so far. The resident further complained to the VP that a licensed boat has been parked in the driveway of 361 Oak Lane for some time now and it is a violation of the current rules as they are written. According to the Declaration of Restrictions and Covenants the boat can be parked "seasonally" but not all year (the 2005 Acorn had advised that parking in an open driveway is actually not allowed by Township Regulation 103.95 of the NL code). Since this has been a recurring issue, it was recommended that a letter be sent out to the resident informing them that they are not allowed to park their boat all year long in their driveway. Final verbal complaint of 9 Hickory was that multiple families were living in the same house and that garbage was being dumped on the common ground. The VP recommended to the complaining member that they should take photos and send a written complaint to the Board on both the weed and common ground dumping complaints.

The VP indicated that there was quite a bit of foliage growing in the chain-linked fence section of the common ground and that he will research what would be necessary to clean up this area.

New Business –

No new business at this time.

Treasurer's Report –

The Treasurer reported that with everything being paid up until 8/18/09 the HOA currently has \$12,291.29 in its checking account, \$14,603.99 in the money market account and \$16,256.61 in the CD.

Barring any setbacks or expenses that aren't anticipated we should have money to put in the reserve fund which is currently up to \$31,000. This money is reserved for major projects to the HOA.

The Treasurer informed the board of the highlights of the August 17th Township Supervisor's Meeting, which were the police pensions being approved, the library is in need of money because of the reduced funding from the state and federal government and the township would like a new building with the estimated cost of \$5-\$6 million. There have been fundraisers such as golf outings and book sales.

New Business –

No new business at this time.

Secretary's Report –

Kathleen Daniels of KSD Communications had been previously notified that the Board would take over maintenance of our Website. The secretary has been talking to her about how best to accomplish this. The website was last updated March 21, 2009 and currently does not reflect the new Board Members or the Committee members plus May and June Board Meeting notes, June Acorn nor the 2009 Annual Meeting/Budget notes. The Treasurer noted that Govercom, LLC currently owns our domain name for \$10 a month, paid annually but has not billed us recently. The Secty will contact Govercom to verify whether we own them any back fees. The Board discussed that we may have to go back to KSD, as our Webmaster, if we cannot maintain the website ourselves.

The secretary announced Kurt Heisey will fill the last position in the Nominating Committee. The Treasurer requested a motion to accept with the Vice President seconding the motion. Motion approved. The President stressed the important of this committee and asked to meet with the new Nominating Committee members at their first meeting.

New Business –

No new business at this time.

Architectural Control Committee Chair Report –

The ACC updated the board on the number of recent homeowner requests that are pending and that have been approved.

The resident of 49 Hickory received post approval for their fence, since they have moved the back section from the common ground property onto their own property.

New Business –

No new business at this time.

Conclusion –

The Board set the next meeting date as September 22, 2009 @ 6:30 PM @ the Secretary's house at 204 Apple Blossom Lane. On a motion from the President and seconded by the Treasurer the meeting adjourned at 7:35 PM.

Respectfully submitted on August 31, 2009 by the Secretary.

Eric Hoffman
Secretary
The Oaks Homeowners Association