

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

A special meeting of the Officers of the Oaks Homeowners Association was held on Wednesday, May 20, 2009 at the common ground location. Present were Don Hassenbein, President; Jim Graeff, Vice President, Pat Raskauskas, Treasurer and Ray Urban, Arch. Com. Chair. Eric Hoffman, Secretary was unable to attend.

The Board drove to the Oaks Welcome sign and the President began the tour with the two-sided Oaks Welcome sign (installed in 2002 at cost of \$2,650) and refurbished (\$550) in 2008. The Apple Blossom Map was reviewed which shows that our Oaks property extends over the main water runoff swale at Cherry street. In 2002, this area was forest-like and discussion was held that the area would need to be cleaned out at an estimated cost of \$5000. However, due to North Londonderry Township expending \$60,000 on repair of a sinkhole at Cherry Street, the Township asked for permission to maintain the water runoff path on our property in 2003. Of course, the Board agreed to their proposal and the water run-off area looks very well maintained, at no cost to our homeowners.

The Board then inspected the first of our 3 water retention basins, next to Apple Blossom Lane. A complaint had been received from 7 Truman Street about this basin not being cut. However, the basin appeared to have recently been cut by Brownies Lawn service as per our contract with them ("cut as needed").

Also, the 2 fences that were in violation and relocated (due to them extending onto common ground) were pointed out to the group. The rear section of the fence at 19 Truman had been relocated onto their own property by the homeowner in 2001 and was approved in Jan 2006, prior to homeowner selling their house. Removal of the back section of the fence at 27 Truman required legal action and was removed in July 2001 by the Board, under legal advisement. The removed fence sections were put in storage and returned to the homeowner in Dec 2001. The homeowner then requested approval for fence to be installed and it was granted in June 2002, under condition that fence is installed on their property and not on the common ground.

The Board had received a complaint about dead trees from 49 Hickory and it was noted that steep drop off along the common ground has many dead trees and some homeowners appeared to be dumping grass, bushes, etc. It was agreed that the cost and difficulty of removing all the dead trees, grass clippings, etc from this steep hill would have to be further studied to come up with a cost-effective way of cleaning the hillside.

The second water retention pond, behind Truman St appeared to have been cut but a small, shallow sinkhole was noticed. The VP will decide whether filling dirt, and reseeding, will be sufficient to resolve issue. It was discussed that the best way to enter the common ground is at the Welcome Sign on Apple Blossom but that the Forrest Glen HOA has agreed to allow access to our common ground, with their prior permission

The 5 ft high, 500 ft long chain-link safety fence (chosen because of location) that was installed in 2002 (cost of \$4596) to prevent anyone from falling over the cliff toward the Forrest Glen development was viewed. Fence appears to be in good order. Sink hole in this area appear to need some additional topsoil and seeding..

The fence at 49 Hickory was observed and it was noted that the surveying firm had advised the HOA that the fence was 3 feet over the common ground property line on the 45 Hickory side and 4 feet over the common ground property line on the 53 Hickory side. The Board then noticed that the Map for Hickory St shows a 50 foot water runoff easement between 49 and 53 Hickory (30 ft on 49 Hickory side, 20 ft on 53 Hickory side). It was then noticed the 49 Hickory homeowner has installed a line of trees/shrubs, and a small bridge, on the 30 ft easement plus a "No Trespassing" sign.. The Board will decide at the next Board Meeting, what action should be taken on the easement issue..

It was then noted that the 3rd water retention pond, behind Pin Oak Circle had not been mowed. The VP agreed to contact Brownies to introduce himself and to clarify the schedule for the 3 basins ("as needed").

The Board then viewed the 4 ft high, 221 ft long white vinyl safety fence (chosen because of location) at the Pin Oak Circle, which was installed in 2002. The fence (and drop-off) spans the property of 79 Pin Oak (36 ft – billed \$925, the common ground (137 ft – HOA paid \$3,600) and 75 Pin Oak (48 ft – billed \$1,150) and was also installed as a safety precaution. Fence appears to be sturdy but some soil erosion has taken place. No action was taken to try to remove the grounds hogs under the fence since the foliage covered their holes. It was agreed that action would be taken in the fall, once the holes are visible.

The final visit was to the common area behind the 7 Townhouse units (51, 55, 59, 63, 67, 71 and 75 Pin Oak St). The area behind the units has grown in nicely with a large flat common area behind it. A discussion was held with the homeowner at 51 Pin Oak Street and it was pointed out that their property extends 25 ft behind their homes with the Map showing that 28 feet rear property was planned originally.

The May 5 Board Meeting notes were discussed and the VP and Arch Control Chair indicated they will send their approval. Also, it was decided that the next Regular Board Meeting scheduled for Tuesday, June 9 at 6:30 pm at the Treasurer's house will be held. One of main objectives of this meeting will be to begin finalization of the June newsletter.

Respectfully submitted,

Don Hassenbein
Acting Secretary