

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, May 5, 2009 at the home of the President. Present were Don Hassenbein, President; Jim Graeff, Vice President; Ray Urban, Arch. Control Chairman and Pat Raskauskas, Treasurer. Eric Hoffman, who received the 2nd highest number of votes for the Secretary position, accepted the Board's invitation to attend.

The meeting was opened at 6:30 PM with a discussion of Eric Hoffman becoming Secretary due to Betsy Mease's resignation of the position. Mr. Hoffman accepted the Board proposal and all Board Directors signed a Resolution appointing Mr. Hoffman the Secretary and a member of the Board of Directors.

President's Report –

The President reviewed with Board a synopsis of this year's Annual Meeting held on Monday, April 6, 2009 at the Palmyra Municipal Building. Of our 151 Oaks households, 33 were present and another 32 submitted Proxies.

The President asked for feedback from the Board members on possible improvements to future annual meetings. Some of the ideas presented were to hold off on discussions until after the conclusion of the meeting, submitting the agenda to the members prior to the meeting and hold off on questions until after the Board members have presented their reports.

The President then handed out various documents that were then inserted into each Officer's Book. The updated documents included; new Contact List, alpha listing of all homeowners, private property Roster, Index for Oaks HOA Legal Documents, Amendment 2 to the By-Laws, Annual Meeting Minutes, Officers and Former Officers and Resale Summaries for 2008 and 2009.

The Board voted 3 to 1 (per Roberts Rules, President only votes to break ties) to continue to attend the North Londonderry Twp. Supervisors Meetings which are held once a month on the 3rd Monday of the month. The Board will revisit the attendance of these meetings at the end of the year.

The President discussed a violation of a member pertaining to the installation of a vinyl fence which sits either on or over the homeowner's property line. A letter was prepared telling the homeowner that they can receive post approval or legal action may be taken to resolve the issue. If the homeowner chooses to have post approval, they would have to have a surveyor come out at their expense and survey the property line or the Board would arrange for a surveyor to come out and bill the expense to the homeowner.

New Business –

The President presented a photo to the Board showing the back of townhouse properties that sits up against some of the association's common ground. A letter was sent in by one of the members saying that Brownie's was not cutting the bank which falls within the common ground area. A discussion persuade about infringements of the common ground. No accessories are to be put on the common ground (birdbaths, birdhouses, etc) Brownie's may not be cutting that area due to these structures appearing on the

common ground making it difficult to cut around them. The Board members are going to walk the common grounds to see this issue firsthand.

Another complaint was presented to the Board in regards to the dead trees that are crooked and leaning behind Hickory. The Board agreed that this area needs cleaning but it was voted at a prior meeting that the Association does not have the money to do that. The Board will take a tour and look at the area to determine a proper course of action.

Vice President's Report –

Tours of the Oaks as well as meetings have been conducted between the current VP and the outgoing VP.

The Vice President reported that the HOA continues to have spare parts available for the streetlights should they need to be repaired. The VP reported that he received the following parts from the outgoing VP; Globes 4, Lights 4, Photocells 2 and Ballasts 2.

The Vice President met with Brownie's, the electrician and Tru Green regarding their existing contracts for the 2009 year. It was noted that the current signed contract with TruGreen is for 3 weedings with the 4th one being on an as necessary basis.

Common ground maintenance was discussed in regards to the hill area with the white vinyl fence. There are many groundhog holes in this area and this in addition to erosion could cause the fence to fall. The VP and President will determine best action to remove the groundhogs from under the fence.

New Business –

The Vice President went around on his walk of the common ground and collected cans and trash that blew out of trash cans and recycling bins.

Treasurer's Report –

As of May 5, 2009 there is one homeowner that has not paid their 2009 Annual Maintenance Assessment. The Treasurer has left 2 voicemails and sent 2 delinquent notices with no response. The President will make a personal visit this weekend.

The Board discussed the possibility of changing the format of the dues notice that is sent out to all homeowners every year to make it look more like a bill so it isn't put aside and forgotten about.

The Treasurer reported that our association's biggest expenses continue to be the 14.399 acres of common ground maintenance and the 32 street lights.

New Business –

The HOA account balance shows that we have a balance in the checking account of \$19,326.64, a money market balance of \$14,600.67 and a CD (24 mo.) balance of \$16,155.61.

Two ads for this year's annual yard sale on Saturday, May 16th have been placed in the Palm Advertiser and the Merchandiser. A sign has also been put in the front of the Oaks.

Secretary's Report –

The President reported that there are some missing meeting notes on the website. Those notes, Annual Meeting minutes, Amendment 2 and Financial documents from the Annual Meeting will be passed on to the Secretary so that they can be posted on the website.

The ACC Chair requested that a form for the homeowner's to request improvements to their property be put on the website with the request being sent directly to him via an email.

The Secretary was brought up to speed on the format of the Acorn newsletter as well as template information to be used to create the upcoming edition of the newsletter, which we would like to issue during the month of June.

New Business –

No new business at this time.

ACC Chair's Report –

The ACC Chair reported two (2) new requests, one for front step replacement which was deemed that no approval was required since it was minor, normal replacement and one to extend a concrete pad at the rear of the house which was approved on 4/28/09.

New Business –

No new business at this time.

Conclusion –

The Board set the next meeting date as June 9, 2009 @ 6:30 PM @ the Treasurer's house. On a motion from the President and seconded by the Treasurer the meeting adjourned at 9:17 PM.

Respectfully submitted on May 18, 2009 by the Secretary.

Eric Hoffman
Secretary
The Oaks Homeowners Association