

17th Annual Oaks Homeowners Meeting
Monday, April 3, 2017 at 7:00 pm
Rothermel Funeral Home, 325 S. Railroad Street

The President opened the meeting at 7:05 pm. He announced that we had a meeting quorum, welcomed everyone and thanked everyone for taking the time to attend this year's Annual Meeting.

The President then introduced the Board Members: **The President** – Jim Graeff, jjgraeff92@comcast.net- **The Vice President** – Ed [Kenyon, -edkenyon@hotmail.com](mailto:edkenyon@hotmail.com) **The Treasurer** – Deb Blanchard, mdblanchard@comcast.net- **The Secretary** – Ann Mease Shiner, - annmease@hotmail.com- **The Architectural Control Committee Chairman** – Tom Zimmerman - tomzimm39@gmail.com

The President introduced the guest speaker, Timothy McGowen, Director of pre-arrangements Finkenbinder Funeral Homes. He spoke about a range of personalized services to suit your family's wishes and requirements. You can count on them to help you plan a personal, lasting tribute to your loved one, and they will carefully guide you through the many decisions that must be made during this challenging time. You are welcome to call them at any time of the day, any day of the week, for immediate assistance or visit their funeral home in person at your convenience.

The president discussed the maintenance fee only going up \$35.00 in the last 9 years. Several items have increased; Met Ed electric discount of \$75.00 is expired, the light globes are aging and need replacing, dead trees need to be cut down, sink holes must be filled, and administration cost have increased. The board is taking on responsibility for some of the common area maintenance, however this is limited due to liability factors.

The president discussed several items in, there were 7 resale agreements in 2017. We had an internet scam, which the board was notified about, and stopped the process. The commercial and political signage in the yards was discussed and the rules on whether homeowners can have political signs on their property. This will be researched further by the board. Speed and stop signs continue to be an issue with folks driving too fast through the development.

The meeting was turned over to the Vice President who reported on his responsibilities. The vice president thanked all the homeowners for attending the meeting and thanked all who have assisted in keeping the Oaks in great condition. The goal of the board is to keep the neighborhood in pristine condition for everyone to enjoy.

The responsibility of the vice president is to take care of the street lights and the common area grounds. The vice president's maintenance committee consists of John Columbus and Dave Zulick and if any issues arise you may get in touch with the committee for information at any time. We will continue to have Brownie's do the lawn care for 2017 and Jason Heisey to take care of the street lights.

The Oaks common area is comprised of 14.5 acres of grass and wooded areas which include 3 retention ponds for storm water run-off. The township plans to do a 1.5 inch overlay blacktop in May/June of 2017.

The vice president went on to give a report on the street lights in the Oaks. Currently the Oaks consist of 32 street lights and in 2016 we replaced 6 bulbs converting two of them to LED lighting. We have an estimated proposal to convert the rest of the lighting at a cost structure of about \$13,000. Once converted we would save \$100.00 per month on our electric. This is all under discussion by the board and further review is ongoing.

Two items for your information: Waste Management and Lebanon Farms will pick up 6 bags of trash or grass cuttings each week. You may also deliver your grass cuttings to the township. The second item, the township truck picks up branches from your curbside the 1st Monday of each month.

A question was asked whether we need a vote from the Homeowners to convert to LED lights and will we need an assessment. The response was no, we don't need a vote to convert to LED and there is no need for an assessment. Money is available for the conversion.

Finally, all suggestions and observations concerning street lights and common grounds are more than welcome, feel free to contact Ed at 717-641-3084 or email edkenyon@hotmail.com.

The meeting was then turned over to the Treasurer for the Treasurer's report. An audit of the association's expenses was conducted by Garcia Garman and Shea PC; full copies of the results are currently posted on our website www.palmyraoaks.com. The Treasurer pointed out that a yearly analysis sheet can be found on the table as well as on the association's website. The Treasurer then reported that there are currently 2 outstanding maintenance assessments, and a second late notice was sent out to them. We offered a \$10 discount again this year for early payment, and 130 homeowners took advantage of this opportunity at \$175.00; 16 homeowners paid face value of \$185; and 5 homeowners paid at \$ 210 including the \$25.00 late fee. Last year, seven resale certificates were requested.

The Treasurer dispensed reimbursement checks for the maintenance assessment to all officers who have served a full year, in compliance with the 3rd Amendment to the By-Laws, dated August 6, 2015.

The meeting was turned over to the Secretary who indicated the website is fully up-to-date as of the meeting. The web address is still the same, www.palmyraoaks.com. Homeowners can view such things as past newsletters, Board meeting minutes, the yearly financial analysis, an exterior modification request form, legal documents and announcements. Homeowners can also contact

the Board members via email directly from the website. We encourage everyone to submit pictures to be added to the web page.

It is also very important that homeowners inform the Board of any changes to your email addresses. If there are changes to your email addresses, please contact one of the Board members so that our records can be updated. Emails are usually only sent out to alert members to problems such as construction work in the area, maybe a lost pet, a burglary or robbery, election news and the newsletter.

The Secretary informed the homeowners of the Board re-election returns for Ed Kenyon-Vice President, Deb Blanchard -Treasurer, and Ann Mease-Shiner-Secretary. The ballots were counted by Claudia Zulick and Nancy Kenyon prior to the meeting. Several homeowners brought ballots to the meeting and the volunteers counted the ballots again at the meeting. There were 91 ballots returned by 4/3/2017. All ballots were returned with no write-ins and the above-board officers were re-elected.

The meeting was turned over to the Architectural Control Committee Chair.

The ACC Chair noted that all exterior changes on homeowner property must be approved by the ACC. The ACC chair went on to inform the Duplex homeowners that they cannot sell the home, unless all colors are complying with the original paint colors.

The ACC Chair emphasized paint colors and stressed that duplex/townhome owners are to adhere to the color specs for garage doors and home entrance doors. These specs are on our web site, and the ACC maintains copies if any homeowner wishes a copy. Single family homeowners were also advised by the ACC that, while they enjoy more flexibility in house paint colors, nevertheless there is a requirement for checking with the ACC for approval if colors are being changed. This is to ensure that no garish or "rainbow" colors should suddenly appear in the Oaks.

The ACC informed the homeowners that no matter how minor they may think the modification or change is, please fill out an exterior modification request, just in case, or contact him so that there will be no problems when the homeowner goes to try to re-sell the property. There are 3 ways to submit plans for modifications, telephone, email and the website.

The final report was given by the President. The President thanked everyone in attendance for coming out to the 17th Annual Meeting. He asked if there were any questions and several homeowners wanted more information about the political sign policy and had concerns about LCD lighting and the cost to convert.

The President invited all members to attend our 18th Annual Meeting which will take place the first Monday of April 2018 at a location to be determined.

There were 28 of the 151 homes represented at the annual meeting.

Meeting adjourned at 8:05.

Respectfully submitted,

Ann Mease-Shiner
Secretary