

# **The Oaks Homeowners Association**

**June 25, 2007**

A meeting of the Oaks Homeowners Association was held on June 25, 2007 at 7:00 pm at the home of Scott Stephens, Vice President. Attending were Marge Bush, Scott Stephens, Marcia Perrotti, Ray Urban, Carl Schill and Cheryl Schill.

A discussion regarding the open presidency determined that no one is filling the post at the moment. Scott will cover as acting president. Marge turned over books kept by Charlie as president. Marge has offered to continue completing Resale certificates. Scott will continue to cover his role as maintenance and other typically covered by the president will be spread among the board. Robin Stanley offered to assist on any items the board needed however she is not available to take the post as President. The board determined to continue as is without the presidency being filled.

A discussion on several items (fences, sheds, mailbox items) within the neighborhood being installed by homeowners without approval from the Architectural Committee. None of the items are out of compliance, however homeowners are reminded to contact the Architectural Committee for approval before installing fences, sheds and other permanent ornamental items on their property. Post approval letters will be sent by the board to those homeowners.

A discussion on whether the board is able to address homeowners who are not managing weeds and grass care well. It was determined that the Board has no jurisdiction on these particular items which fall under township guidelines. If a homeowner is out of compliance with township weed laws then the township will cite them. Homeowners are, however asked to maintain their property by keeping grass mowed and weeds down.

Scott reported that we have one homeowner who has not paid annual dues as yet. We are sending a final letter prior to contacting an attorney for collection. Per the new covenants, attorney fees will be the responsibility of the delinquent homeowner.

Scott reported that the fence at the Pin Oak cul-de-sac was fixed by Brian Raumberger. Brian provided the manual labor and the materials were covered by the association. The fence was falling down and the common ground area had eroded to a point that it was not supporting the fence, creating a hazard.

Street lights were discussed. Scott will look for another electrician since our current electrician is unavailable and having trouble getting the lights fixed.

There being no further business before the board, the meeting ended at 8:00 p.m.

Respectfully submitted,

Marcia Perrotti  
Secretary