



The Oaks Homeowners Association, PO Box 163, Palmyra, PA 17078

MESSAGE FROM THE BOARD

Special Interest Articles:

- Message from the Board
- Messages from the Board Members

Individual Highlights:

Message from the President	1-2
Message from the Vice President	2
Message from the Treasurer	3
Message from the Secretary	3
Message from ACC Chair	3
Homeowner	
FAQ's	4

Most organizations today have a Mission Statement. The Oaks Homeowners board does not have a formal mission statement; however, its mission is well known. The HOA Board is charged with maintenance of the streetlights and the common area. The Restrictions and Covenants control how properties in the Oaks are maintained so that property values increase with the overall economy. This should help all of us sell our homes in a timely manner when the time comes to sell our homes.

The following is a list of things individual homeowners can do to keep our neighborhood attractive:

Keep lawns well maintained, do not blow grass clippings into the street, eliminate lawn weeds, keep bushes and trees well-trimmed, keep your house colors basic, Hess duplexes – designated door colors, keep playground equipment in rear of property out of sight, pick up Merchandisers the day they're delivered, Store trash cans out of sight, when not in use keep garage, doors closed and safety on our streets.

Message from the President

Dear Fellow Residents of the Oaks:

It has been a little more than a year since I took office as President in April of 2017. During that time we have welcomed 11 new families into our Development, experienced (and repaired) a major sink hole problem in the Common Area near Truman and Hickory Streets, completed a major street light renovation throughout the Development, and held our annual meeting in April, 2019, at which time we elected a new Vice President.

At the April 2019, meeting it was our pleasure to welcome Helen Bernhardt as our incoming Vice President. Helen replaced Ed Kenyon who graciously agreed to run for the position of Treasurer. Our outgoing Treasurer, Deb Blanchard, chose not to run for re-election after serving several terms in outstanding fashion. I once again offer my heartfelt applause to Deb for her stellar service. In addition, Ann Mease-Shiner and Natalie Bucklavich continue to serve in their roles of Secretary and Architectural Control Chairperson respectively.

I must say the level of complaints I have received during my tenure has been quite low. THAT'S GOOD, of course and it indicates that we live in an overwhelmingly friendly and cooperative environment. It is a good place to live whether you are, like my wife and I, in our "golden years" or like others who may be pursuing their life's goals or yet others who are just starting their adult lives settling in and raising kids or thinking about raising kids. Again, it's a great place to live. If you don't already do so, just take a walk around the neighborhood. It is clean, safe, well lighted, quiet, and the appearance of most of the properties is right out of a magazine.

Message from the President (continued)

Our annual Garage Sale was a huge success by any measure thanks to the efforts of all involved AND (finally) to some great weather. I hope you bought or sold everything you had hoped to. The event will surely be repeated next May and BTW, I have been asked by several residents if it is OK to hold their own "mini" Garage sales whenever they chose to do so. The answer is YES; feel free to hold such events whenever you wish. Also: see below for a way to advertise your event for free.

Another recent "plus" for the neighborhood has been the addition of a Facebook "Group" page which can be accessed from our WEB page. The Group Page, as the name implies, is a place where friends and neighbors can electronically get together and trade ideas, acquire or offer services, offer lost-and-found information, and a host of other items that represent common interests. Our Group page was proposed and made possible by Linsey Lyons, an Oaks resident who graciously volunteered not only to set up the Group page, but also to provide an ongoing administrative presence. We all owe Linsey a giant THANK YOU for her efforts.

To be clear regarding our Group Page – you **MUST** be a Facebook member to access the Group page, however, you do **NOT** have to be an Oaks HOA resident. Just log into Facebook and enter the phrase "the Oaks HOA of Palmyra" in the search box...OR (even easier)...go to our WEB page www.palmyraoaks.com and click on the Facebook icon near the top of the Home Page. Don't be bashful about following up on someone else's thread or starting one of your own. The Group is there for your benefit. May I wish everyone a happy, safe, and prosperous summer season!

Thank You,
Jack

Message from the Vice President

As Vice President of the Oaks, my responsibilities are maintaining the streetlights and the common grounds. Brownie's lawn service is mowing all the common ground areas. This May, with all the rain we've been having, a small sinkhole began to develop along the sewer line on the edge of the common ground along the Hickory street side. Since the sewer line is the responsibility of the township, they were notified of the problem and they came out and made the repair.

As far as the streetlights are concerned, all the streetlights have been converted to LED bulbs. This conversion is saving the Oaks \$100.00 a month on electric. Recently there was a problem with a streetlight on Hickory St staying lit. A new line had to be run underground to repair the problem.

Finally, any problems with streetlights or common ground areas can be addressed to me at my email address. hbern412@yahoo.com

Thank you,
Helen

Message from the Treasurer

In accordance with our by-laws, the annual audit was completed by Garcia Garman and Shea, PC in February 2019. The financial statements, December 31, 2018 and 2017 and 2019 budget have been posted online. We ended 2018 approximately \$ 7,000 over budget, which was due to the sinkhole repair.

Nine resale certificates were issued in 2018 for homes in our development, and four have been issued so far this year. In 2019, 130 homeowners took advantage of the \$10.00 discount on the assessment fee by paying by January 31, while eleven paid the face value assessment of \$195.00 and another ten paid the standard plus an additional late fee of \$25.00. Thank you for making prompt payments of your annual assessments, ensuring that funds are available for timely payment of our financial obligation.

Please remember that if you place your home on the market, you are required to obtain a resale certificate in order to complete the transaction at closing. Resale certificates ensure that prior maintenance assessments have been paid and any exterior modifications to the property are within the guidelines of the restrictions and Covenants. You or your realtor should contact president Jack McDonald with a request for a resale certificate at least two weeks prior to closing to ensure all paperwork can be completed. The cost is \$50.00.

Thank you,
Ed

Message from the Secretary

Greetings! 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, exterior modification request form, legal documents, announcements and homeowners can also contact the board members via email directly from the website. The web page has a feature which enables residents to submit pictures to be posted on the website.

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. Occasionally email blasts are sent out to alert members to problems such as construction work in the area a lost pet, a burglary or robbery as well as election news and the yearly newsletter.

I leave you with this quote from Mr. Rogers: ***We live in a world in which we need to share responsibility. It's easy to say, "It's not my child, not my community, not my world, not my problem."***

Then there are those who see the need and respond. I consider those people my heroes.

Message from the Architectural Control Chairman

We finally made it to Summer once again! Just a reminder that any external changes to your house and/or landscaping will need to comply to the Oaks HOA guidelines and by laws and will need to be approved by the Architectural Control Chair before you implement the desired changes.

You can find the guidelines as well as the modification that need approval on the website. Please email Natalie Buchkovich at nataliewe@gmail.com or submit a request under the contract tab on the website to seek approval.

Thank you to all who do so well at maintaining your property and helping keep The Oaks a beautiful place to live.

Happy Summer!
Natalie

FAQ's of Homeowners

When is the annual yard sale? The annual Oaks yard sale is always scheduled in May. For the exact date please refer to your maintenance assessment letter you receive in January. Once we establish the date, we will also be posting the date on our website (www.palmyraoaks.com). If you would like further information on the yard sale, please contact one of the board members.

Why do we have an Association? Any development in PA that owns common ground and their own streetlights falls under the "Planned Community" law and must register as an Association.

What legal documents apply to the Oaks Homeowners Association? 1) Articles of Incorporation; 2) the By-Laws plus 1st & 2nd Amendments and 3) Declaration of Restrictions & Covenants plus 1st, 2nd and 3rd Amendments. A copy of these documents is given to all new owners at settlement. Ask for a replacement copy if you need one.

What exterior modifications must be approved? Check the Restrictions and Covenants, plus the 3 amendments, for a list of items requiring approval from the Architectural Control Chairman. Call the Architectural Control Chair for further clarification and to submit your request.

Why do I have to pay "dues" each year by March 1? The term "Dues" is not correct since this term is normally used when one belongs to a Social Club. The correct term, per our legal documents, is "Annual Maintenance Assessment" which goes toward upkeep of the Association.

When is the Annual Meeting held and why should I attend? The annual meeting is normally held on the first Monday in April. Exact date, time and location of the Annual Meeting will be announced when you receive your Assessment in January. Each year, either 2 or 3 of the 5 Board Member positions are up for election.

The President, Treasurer and Architectural Control Chair positions are elected in even years; 2010, 2012, etc. and the Vice President and Secretary positions are elected in odd years; 2011, 2013, etc. Each Board member provides a formal report at the meeting and voting may occur on an issue. Volunteers are selected from the attendees to count the sealed election ballots with the new Officer's names being announced at the end of the meeting. The new Officers will receive their respective Oak Board Member Books at the end of the meeting and arrange for briefings with the outgoing Board Member. The Annual Meeting is important to you since it is an opportunity to have your voice heard, find out where your money has been spent, and future and to meet your neighbors.

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