



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

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MEET THE NEW BOARD MEMBERS

President - Don Bliss, 838-6257,

armerlec@aol.com Don and his wife Lois have lived in the Oaks since 2001. He graduated from Oklahoma State Univ. in 1954 and earned a Masters Degree from Shippensburg Univ. in 1973, while a student at the US Army War College. Don served 3 years with the Joint Chiefs of Staff at the Pentagon and later assigned to Operational Test and Evaluation for 3 years. Don retired from the US Army in 1983 and retired from Merrill Lynch as an Assistant VP. Don was the President of the Palmyra Lions Club and served 5 years on the Board of Directors of the Cumberland Valley Chapter of the Military Officers Assoc. of America. Currently he is the Vice Chairman of the Military Liaison Committee of the Greater Harrisburg Regional Chapter of Commerce and is the President of the Board of Trustees of the Palmyra Public Library. He also represents the Palmyra Library on the Lebanon County Library Systems Board.

Vice President – Jim Graeff, 838-3817,
jjgraeff92@verizon.net
Married to Jennifer, three grown daughters and

three grandchildren as well as one dog – an English Spring Spaniel named Chelsey. He moved into the Oaks in 2008. Jim retired from Bethlehem Steel after 25 years of service and then retired again from Computer Aid, Inc after 19 years as a Business Consultant. He is currently working part time for a food brokerage, servicing 7 local Giant Food Stores. Jim was born and raised in the Reading, PA area and a veteran of the US Army serving as a ski trooper in Alaska before attending the Army's USMA Academy Prep School. He attended Drexel Univ. and the US Merchant Marine Academy in Kings Point, NY.

Treasurer - Pat Raskauskas, 838-2455,

taverntreasure@aol.com Pat and her husband Joe have lived in The Oaks since 1995. Pat had served as Vice President on the original Board of Directors and then took the position of Secretary. She is employed by the PA Turnpike Commission and an active member of the Board of Directors for the PA Self-Insured Association. Pat also works as a product demonstrator at Weis and Giant.

Secretary – Eric Hoffman, 838-0248, huff20@yahoo.com
Eric is a graduate of Millersville Univ. of PA and holds a BS in Occupational Safety & Hygiene

Management, with a minor in Computer Science. Currently he is a Safety Training Specialist & Webmaster for the PA Dept. of L&I Bureau of PENNSAFE since 1999. Eric previously worked as a Safety Director for Stauffer's of Kissel Hill and was a Safety Manager for the Hershey Medical Center. Eric and his wife Heather have a 2 year old daughter, named Madelyn Rose. In his spare time, Eric is a PIAA basketball and baseball official and enjoys spending time with family and friends, playing baseball, basketball and golfing.

Architectural Control Chair – Mack Copeland, 838-8526

mackcopeland1@verizon.net Mack and his wife Grace have lived in the Oaks for over 6 years. His interests include golf, bridge and helping with 8 grandchildren. Mack worked at Hershey Foods Corp. for nearly 32 years, and spent 22 years in the Purchasing Dept., managing both the Facilities Purchasing Dept. and the Packaging Purchasing Dept. My last 10 years were spent in the Contract Manufacturing Dept., a new group charged with managing all outside contract manufacturers and contract packers which Hershey dealt with, which was a new venture entirely for Hershey Foods. I currently hold the office of Treasurer for the Palmyra Lions Club and have held that position for nearly 5 years.

Message from the President

My wife, Lois and I, moved into the Oaks Development nine years ago this month. We couldn't be happier having made the decision to become a resident of this lovely development which we consider the best in Lebanon County. As the new President of the Homeowners Association, I will do what I can to help keep it as the premier community that it is today.

It will take some time for me to get to know all the rules and by-laws of the Association. I have toured the common grounds with the outgoing Chairman of the Architectural Control

Committee and his replacement, Mack Copeland. Jim Graeff, The Vice President of the Association also accompanied us. We have some ideas of things that need to be done but it will take time.

I am happy to report that all of the Homeowners Association dues are up to date for 2010. We do have some other issues with which we are working at this time. Most of them can be settled with discussion between interested parties. Most all of the residents take great pride in their yards, homes and surrounding area. It is a pleasure to walk around the

community and observe the nice looking yards, flower beds and the overall appearance of the entire area. There have been and will continue to be discussion with those whose areas need some help. Talking about help, if you need some advice or help with your yards or flowers beds, don't hesitate to ask. I am sure some of the neighbors have some expertise or ideas on what can be done to help you achieve your goals. When you consider the value of the homes which we are fortunate to have, we should strongly consider the need to make sure our yards are

complimentary to those homes and the ones around us. Why don't we develop an attitude of 'NEIGHBORS HELPING NEIGHBORS'? You just may be surprised how nice those folks down the street may be and how much you have in common. I implore everyone to observe and respect the speed limit signs, especially when the weather is such that so many people are out walking the streets and children are playing in the yard. Wouldn't you much rather see those kids out throwing the ball around, playing hockey or lacrosse than in the house watching the "tube or playing on the computer"?

Message from the Vice President

The Vice President's responsibilities include maintaining the street lights and the grounds of the common area. Assisting with these responsibilities this year will be Ron Burke (838-6970) and George Raudensky (832-7277). These two gentlemen will be available for consultation and backup should the Vice President not be available. Currently all street lights are in working order. Met-Ed has done a good job in responding to all our past outages and if the outage is more complicated than fits their maintenance agreement, we have a very competent electrician to make repairs. Also, we keep a supply of globes on hand should one be needed. Globes have a

lead time of 6 to 8 weeks if they need to be ordered from the manufacturer. The Oaks main entrance sign continues to look good and is well lighted after dark. If any lighting problems are noted please contact the VP for repair.

The Oaks HOA new board members recently took a tour of the common area. The general impression was that the area looked good. A contractor has been hired to spray for broad leaf weed control as well as kill the brush along the Hickory Street fence line. Additionally, the sink hole at the rear of the Hickory Street duplexes has not grown in the past year, however, we will attempt to add ground to the sink hole area to try to cover up same. As the board members made their tour it was noted that

some residents are depositing lawn trash and garbage in the common area. Our trash contractor will take up to six bags of trash each week so there should be no need to dump trash in the common area. For those residents dumping in the common area – please stop. There is one more item concerning the common ground. We are trying to control the ground hog population in our common area. We have been successful by using poisonous smoke bombs in the ground hog holes. If you know of any active holes in our common ground that we have not bombed, please inform me of its location so that we can eliminate its occupants. Outside of the VP's normal

responsibilities it was noted that North Londonderry Township has our development scheduled for repaving during the year 2019. We met with the township people in charge of road maintenance and were assured that this date can be moved closer should conditions deteriorate. Meanwhile the township will cut out small problem areas and repave them as needed. Finally, all suggestions and observations concerning the street lights and common ground are more than welcome. Please direct all communications concerning these two areas to the Vice President, Jim Graeff at 838-3817 or on the net at jjgraeff92@verizon.net.

Thank you for your help.

Message from the Treasurer

As a requirement of the By-Laws Sec. 10.08, the Annual Audit was completed and the Financial Statement December 31, 2009 and 2008 has been posted to the website at www.palmyra.com for viewing by all members of the Oaks Homeowners Association.

On behalf of the Board, I am pleased to announce we held tight to the 2009 budget and were able to

add \$2,000.00 to the Money Market Account. As reported at the Annual Meeting, we did have an unexpected expense of replacing a broken street light globe this past Fall. We recovered that cost, plus the Electrician's fee, through the filing of a claim against the responsible party. I mentioned at the Annual Meeting there were three members outstanding on the 2010 Maintenance Assessment. After sending

two dunning notices all payments have now been received. The Board does not question why payments are delinquent. But, if you are withholding payment due to what you consider a problem or failure of the Board to perform their duties, we don't know that unless you convey this to us. This should be done by filing a complaint in writing. If the issue is governed by the Restrictions & Covenants and the By-Laws

we can take the necessary action to correct the situation. Please keep in mind the Board does try to avoid unnecessary expenses and greatly appreciates those members of the Association who promptly paid their Annual Maintenance Assessment. This is our operating budget for the entire year and without those funds being made on a timely basis the Board would be required to draw from the savings to make payments.

Message from the Secretary

As announced at this year's Annual Meeting the new website has been completed. The website's URL still the same at www.palmyraoaks.com but a lot more content and features have been added. Homeowners can now submit their Exterior Modification Request via the website, you

can access past newsletters and meeting minutes from 2007 to the present, you can view pictures of the Association, there is a history of the Oaks, you can view the current standing committees and their members, a blog feature has been added and now its easier than ever to contact

your board members, either by placing your mouse over their name for their email address or by clicking on their name for their email address to be populated into an email. We are continually looking to improve the website if you have any ideas please contact me at huff20@yahoo.com.



Message from the Architectural Control Chairman

As the newly-elected Chair of the Architectural Control Committee, I'm still in process of acclimating myself to the position as well as learning/reviewing the Restrictions and Covenants which we all signed when we purchased homes in the Oaks. During the flurry of signing documents during "closing" of a home sale/purchase, I'm sure most persons do not read such documents thoroughly at the time. However, these documents do exist to

provide a measure of security/protection for YOU, as homeowners, to insure that our neighborhood is kept in the condition that attracted all of us here from the outset. I would remind all homeowners that if you are contemplating any changes in architecture/appearance to the EXTERIOR of your townhome/duplex/single family home, please either contact me directly at 838-3294, or e-mail me at mackcopeland1@verizon.net with an initial request

for approval for any such changes. The Oaks website contains a blank form to complete for an initial request on such changes, and the process for approval can start immediately. Such changes include, but are not limited to, the following:

1. Decking
2. Fencing
3. Patio
4. Plantings

In summary, I would request that if ANY changes to your home exterior are being considered, please

contact me, that way a quick determination can be made on whether the change needs approval by our committee. The other 2 members of our committee are Betsy Bauer and Ted Shipway, and I would like to personally thank them for volunteering to stay on as committee members.



The Oaks Homeowners Association

P.O. Box 163
Palmyra, PA 17078

E-MAIL:
armerlec@aol.com

**CHECK OUT OUR
NEW WEBSITE AT:
www.palmyraoaks.com**

THE OAKS HOA
P.O. Box 163
Palmyra, PA 17078

Welcome to our new Oaks Homeowners

The Board is continuing to visit new homeowners, in accordance with our Welcome Visit program. One of the Board Members will visit each new Oaks Homeowner and present them with a Flyer with basic info about the Oaks and answer any questions they may have about the Association. It appears that many of the new homeowners have never belonged to an Association before and are not familiar with By-Laws and Restrictions and Covenants. Some questions that are often asked at recent Welcome Visits include:

- **Why do we have an Association?** Any development in PA that owns common ground and their own street lights 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 are 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 actually 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 plans and to meet your neighbors."

**COMPANY NAME
STREET ADDRESS
CITY, ST 22134**