

The Acorn



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, and

has three grown daughters and grandchildren. 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. 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 retired from 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 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 4 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

Summer seems to have arrived with an intensity requiring all of us to be aware of drying up lawns, flowers needing water almost on a daily basis and caution in getting out in the sun and heat during the hottest time of the day. I certainly notice more people walking around the neighborhood during the evening hours. That means those of us driving on our streets should use extra caution because so many of those walkers have children and/or dogs with them that could dart out in front of an oncoming vehicle.

Speaking of driving, many of you may have seen the speed measuring trailer the Township Police parked between 43 and 47 Truman last month. The Chief sent me information including the results of the time the trailer was in our neighborhood. I will try to summarize those in this letter. Beginning late the night of June

14 through the mid-afternoon of June 22, **1,383 vehicles drove down Truman Street. Of those 161 were driving above the posted speed limit.** The maximum speed was 40 mph and the average speed was 17.157 mph. That average was obviously brought down due to the trailer being located so close to the corner of Hickory and Truman as many of the vehicles didn't get up to their average before being measured by the system. This survey brought out a couple points that I would like to emphasize. One, 161 vehicles, or 12% of the vehicles being above the speed limit is an indication of total disregard of the rules of the road. Secondly, the top speed of 40 mph is totally unsatisfactory in anybody's book. Granted, those exceeding the posted speed limit may not be from this neighborhood. But, be that as

it may, I think the results tell us we need to think. Have you ever wondered how many **SECONDS** you save by driving 35 vs 25 going from the entrance to our development to the end of Hickory or any place else in the community. Do you save enough **SECONDS** to make it worth the possibility of running over a kid or a pet? **THINK ABOUT IT!!**

In early June the Homeowners Association received notice of a hearing to rezone a 26.2 acre piece of property east of the Oaks and North of London Croft from R-2 Medium Density to R-3 High Density. The map we received with the letter indicated only one egress route from that "new" development. That route was a yet unfinished street

called Lancashire that would dump on to Oxford Street in London Croft. Then any traffic going towards US 422 would obviously come down Hickory or Truman to get there. The board initially developed a plan to strongly object to this rezoning at a hearing to be held at the Township Headquarters on June 20. After doing considerable research with the organization asking for the rezoning we discovered that we only had a very small portion of the entire plan and that in fact there would be no need to object so strongly. Therefore, we attended the hearing and made it clear we would not object to the rezoning *providing that egress routes other than Lancashire Street are in place prior to any building of houses on the 26.2 acres to be rezoned.* End of story—so far.

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 when the outage is more complicated than fits their maintenance agreement, we have a local electrician to make the more complicated 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.

We have retained Brownies Lawn Service again this year to mow the lawn and the retention ponds in the common area. A new contractor is being hired to spray for broad leaf weed control. Additionally, the sink hole at the rear of the Hickory Street duplexes has been filled up. We will add more fill to the sink hole area as it is needed.

It has been noted that some residents are continuing to deposit lawn trash and garbage in the common area. Waste Management will pick up to six bags of trash each week so there should be no need to dump trash in the common area. Additionally, North Londonderry Township picks up large tree limbs left on the curb the first Monday of every month. It is requested that lawn trash be recycled through Waste Management or the township and not be dumped in the common area.

We are continuing to try to work on controlling the ground hog population in

our common area. We have met with some success by using poisonous smoke bombs in the individual ground hog holes. If you know of any active holes in our common ground, please inform me of its location so that we can make an attempt to eliminate its occupants.

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, 2010 and 2009 has been posted to the website 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 2010 budget and were able to add \$2,000.00 from the checking to a 37 month Certificate of Deposit. In

addition, \$2,000.00 in funds were transferred from the Money Market to the CD.

Eleven (11) first delinquent notices were sent to members of the HOA on March 2, 2011.

Nine (9) members paid and by April 3rd only two (2) members were sent final delinquent notices. As a result, the President made personal visits for payment. 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. Every member of the HOA should plan on receiving the Annual Maintenance Assessment Invoice in January with payment due by March 1 to avoid any late fee. The Board

hopes to continue to provide a discount to early payment, but will continue to assess late charges for payments *postmarked on or after March 1st*. 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

The website www.palmyraoaks.com is currently up-to-date with the meeting minutes from all of our 2011 meetings and the annual meeting. It is still a work in progress so if you have any suggestions as to new content that you would like to add onto the website please contact me and we will discuss it during our next board meeting. One of the

ideas that we are looking into possibly implementing is adding an important links page that will feature other websites that are important to you the homeowners such as North Londonderry Township's website, the library, Lebanon County's website and the fire company. We would like to hear from you as to other links that you feel are

important and would like to see on the website.

It is also very important to notify me if there are any changes to your email address or if you do not have one on file and would like to notify us of one. We only use your email address to notify you that the Acorn newsletter has been completed and is on the website for viewing or if

is any pertinent information that we need to get out to you immediately that affects the Association or your particular street or area such as to be on the look out for a lost pet, construction, a burglary, etc. Please direct all communications concerning the website or updating your email address to the Secretary, Eric Hoffman at 838-0248 or huff20@yahoo.com.

Message from the Architectural Control Chairman

ARCHITECTURAL CHANGES: Please remember that, in accordance with the Oaks' Restrictions and Covenants, any modifications to your property's exterior are to be submitted to the Architectural Control Chair for review prior to undertaking the modifications. An e-mail link is provided on our website for such submissions, or I may be contacted directly at

MackCopeland1@Verizon.net or by phone at 838-3294. Please allow ample time for me to visit your location, as well as to review your drawings or plans, etc. with our Committee. If in doubt as to whether the planned change is substantial enough to warrant getting our approval, please err on the side of contacting me. Some minor changes need no approval from us, but please don't take such a chance.

RESALE CERTIFICATES: Please remember that prior to a sale of your property, as mandated by The Oaks Restrictions and Covenants, you MUST obtain a resale certificate from the Oaks' President, such certificate indicating that any external modifications made to your property were in accordance with the Restrictions & Covenants. I would suggest you contact our President as soon as your property

goes on the market, as that allows us ample time to inspect the property and prepare the necessary paperwork, and/or make any corrections to the property which may be in violation.



The Oaks Homeowners Association

P.O. Box 163
Palmyra, PA 17078

E-MAIL:
armerlec@aol.com

CHECK OUT OUR WEBSITE AT:
www.palmyraoaks.com

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 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.

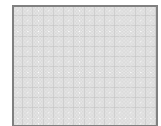
- **What exterior modifications must be approved?** Check the Restrictions and Covenants, plus the 3 amendments, for a list of items requiring approval from the Architectural Control Chairman. Call the Architectural Control Chair for further clarification and to submit your request.

- **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.

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



**COMPANY NAME
STREET ADDRESS
CITY, ST 12345**