

The Acorn



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

MESSAGE FROM THE BOARD

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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 – use 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

Warmer weather means more people out walking, riding bikes and dog walking. Please watch your speed on our streets and observe and obey stop signs. **Twenty-five (25) miles per hour** is our designated speed limit throughout The Oaks.

Message from the President

The Oaks annual board meeting was held on April 4, 2022 at the Rothermel-Finkenbinder Funeral Home. This year's meeting was offered in-person and virtually.

Votes were counted for the President and Architectural Control Chairperson positions, and Betsy Jamison (President) and Forrest Borod (Architectural Chairperson) began their two-year terms. Bill Campoll graciously volunteered to become our interim treasurer, to fill the remaining one-year term of that position upon the resignation of Ed Kenyon. I would personally like to thank both Ed and Jack McDonald, immediate past president, for their dedicated service to our HOA.

I am grateful for the comradery of our current board members, and the experience that Helen Bernhardt, Lauren McCullough, Bill Campoll and Forrest Borod bring to our HOA leadership. We all are so fortunate to live in a beautiful development that is located in a great part of Central PA.

Keeping our development clean, safe and beautiful is everyone's shared responsibility. Please be respectful of our neighborhood by weeding your property often, trimming maturing trees above property lines, keeping your garbage/recycling cans away from street view, and minimizing clutter in your yard. Remember that YOUR yard is your neighbors' view!

Enjoy the remaining summertime and for families with school-age children, have a memorable and safe school year!

Best regards,
Betsy Jamison
President

Message from the Vice President

Hello Fellow Neighbors,

Since our annual meeting on April 4th, 2 streetlight sensors were replaced on Red Oak Circle on April 19th.

On May 3rd, the annual treatment of weed killer was done by Greenskeeper on the common ground areas. In June, Randy Weaver did weed whacking of both the large and small areas of the common ground and also removed part of a tree that had come down on the common ground during a storm. Brownie continues to do our grass cutting of the common ground every week.

As a reminder, please do not dump yard waste behind the common ground area. The township picks up yard waste curbside on the first Monday of each month. Grass cuttings should be bagged and put out for your trash pick up.

Enjoy the rest of your summer.
Helen Bernhardt

Message from the Treasurer

The annual review of our financial statements by Garcia Garman and Shea, PC was completed on March 7, 2022.

A link to their report is on [our website](#), along with the 2022 budget.

Seven resale certificates were issued in 2021 which generated \$350 of revenue. All annual maintenance assessments were received, as noted at the annual meeting on April 4, 2022. Note that resale certificates *are required* in the event of the sale of your home, at a cost of \$50.

As of July 18, 2022, our bank balance at Wells Fargo was \$49,381.58, compared to \$42,857.29 on July 20, 2021 and \$32,433.41 on December 31, 2021. Year-to-date expenses are under those of 2021, primarily because 2021 expenses included repairs for a sinkhole. We are on pace for 2022 expenses to be essentially as budgeted, assuming there are no new "extraordinary" expenses, such as for sinkhole repairs.

Thank You,
Bill Campoll

Message from the Secretary

Hello neighbors!

A quick reminder that homeowners can view such things as past newsletters, board meeting minutes, the yearly financial analysis, exterior modification request form, legal documents, and announcements on the website. You can also contact the board members via email directly from the website. The web address is still the same www.palmyraoaks.com.

It is also very important that homeowners inform the board of any changes to your email addresses. Please reach out to me to update your contact information at oakshoa.secretary@gmail.com. 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.

Don't forget to join our Facebook group! It's a great place to connect with your neighbors, gather recommendations, locate missing/found items, and get insider info on any items for sale in the Oaks. <https://www.facebook.com/groups/810876585937883/>

All the best,
Lauren

Message from the Architectural Control Chairman

Hi everyone,

I hope everyone's having a fantastic summer. I wanted to remind everyone that any exterior modifications, landscaping, or adding outdoor permanent structures (Sheds, fences, playsets, etc.) need to be submitted for approval before installation. Providing any permits and plans with your request will help get a proper response as quickly as possible.

If you have any questions, please don't hesitate to reach out to me.

Guidelines on exterior modifications can be found on The Oaks website or you can email me at oakshoa.acc@gmail.com

Thank you,
Forrest

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 and Architectural Control Chair positions are elected in even years; 2010, 2012, etc. and the Vice President, Treasurer 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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