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The Acorn

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

Special Interest Articles:

- Meet the New Board Members.
- Entrance sign to be refurbished.
- Welcome New Oaks Homeowners

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MEET THE NEW BOARD MEMBERS

President - Don Hassenbein, 838-6307, dhassenbein@comcast.net

Don served previously as Oaks President 2000-2002 and was born and raised in Reading, PA. He served 9 yrs in the Air Force, including 5 in Germany where he met his wife Elke. Don and Elke have 2 sons, 1 daughter, 5 grandchildren and 1 Sheltie His career included 22 yrs with AT&T/Lucent including 5 yrs in Germany and 10 yrs with Deutsche Telekom NA as President & CEO. Retired since 1998, he is very involved with local Classic Chevy and Porsche Car Clubs and enjoys attending events with the 2 local grandchildren and their 57 Chevy Go Kart and Pedal Car. Don's garage (with all his cars and memorabilia) always gets rave reviews at the annual Oaks Garage sale.

Vice President - Ron Burke, 838-6970, burke400@aol.com

Married to Helen , 3 grown children and 7 grandchildren, one dog, Bandit which I walk every day in our Oaks Community. Very proud of this area, Palmyra is special to me and my family...I keep my property in excellent up-

keep and so do our Oak's homeowners. I retired after 29 years from JC Penney and then worked at Milton Hershey School 13 years until I retired at 62. I now work part time at Milton Hershey School. I am Pa. Certified Driving Instructor and most of my credits were from University of Indiana, Pa.

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's employed by the PA Turnpike Commission and an active member of the Board of Directors for the Pennsylvania Self-Insured Association. Pat also works as a product demonstrator at Weis and Giant.

Secretary - Marcia Perrotti, 838-3305, a92vette@verizon.net

Marcia and her husband Chuck have lived in The Oaks since 2000. Marcia is a Training &

Manager for The Hershey Company where she has worked for 32 years. She is involved with Big Brothers, Big Sisters; Junior Achievement and United Way.

Architectural Control Chair - Ray Urban, 838-8526

rayurban@verizon.net

Born and raised near Wilkes-Barre in NE PA. Elementary education was in a one room school house where one teacher taught eight grades. Associates degree from Penn State, and bachelors degree from Western New England College in Massachusetts. Employed by Pratt and Whitney(jet and rocket engine manufacturer), Div. of United Technologies, based in East Hartford, CT in various Quality Assurance functions. Retired May 2005 after 40 years, Ray moved to the Oaks in 1997 and occupied the third unit to be sold. He was appointed to ACC chair in June, 2006 and continues to present.

Message from the President



*"Reminder....speed limit
within the development
is 25 mile per hour."*

I am honored to serve as the Oaks President once again. For this issue of the Acorn, I would like to discuss the Resale Certificate Process. If you decide to sell your house, a Resale Certificate from the Oaks Homeowners Association will be required at Settlement, in order to complete the sale of your house since official records at the court house show that your home is part of an Association. The process for getting a Resale Certificate is simple; either you or your realtor can contact the Oaks President to request a Resale Certificate, normally about 4 weeks from the closing date. The President will contact both; the Treasurer to confirm that

all Annual Maintenance Assessments (dues) have been paid and the Architectural Control Chair to confirm that the property has no violations of our Restrictions and Covenants. Once paid dues and no violation status have been confirmed the President will prepare a Cover Sheet (requesting a \$50 fee), the Resale Certificate, a copy of the last Annual Meeting notes and copies of the Incorporation, By-Laws and Declaration of Covenants and Restrictions. This document is then given to your Realtor or the homeowner with payment made immediately or at settlement. These documents will be given to

the new owner at closing. So, if you are planning to sell your home, it is important that your "dues" are paid and that you have no violations of the Covenants and Restrictions. If you have made an exterior modification, simply request a post approval from the Architectural Control Chair as soon as possible.

Looking for Volunteers

The Oaks Board is currently looking for volunteers to serve on the Maintenance Committee, which is Chaired by the Vice President. As you may know, four of the Board Officers serve for two years and the fifth Board Member, the Architectural Control Chair is appointed each year for a one year term. We are constantly looking for future Board member nominees. If you have Homeowner Association experience, have access

to the internet and a printer, have business or basic financial background, please contact the Secretary who will add your name to the Nominating list. Your involvement in helping the Oaks Homeowners Association would be greatly appreciated.

Message from the Vice President

My main emphasis is street lights and Ground Maintenance..

Contact me as soon as possible with any common ground problems will be looked at very quickly and corrections or concerns will be communicated to Board and home owner,

Since April we have had very few problems. As for the existing **Sinkhole problem**, the sinkhole was filled and we are watching to see if more fill is needed.

There is a constant problem when the trees rot and space is made for water to create sinkhole. More rock than dirt will be used for fill.

On-going items,,,, **Street lights** are all working and if there is a problem, call me and I check to see what the light needs. I will return call after examination,

Common ground-

Tree on the common ground needed to be chopped down because of possible damage to homeowners property...Completed-May 10, 2008

Oaks main entrance sign was in need of light bulb replacement. This was completed. Bushes were moved to also help people see the sign better. I will also

be moving spotlights to a better location for lighting the sign. **Sign also will be repainted and re-varnished** to make longer lasting.

I'm requesting your service to help keep the neighborhood looking good. If you have a large amount of dandelions in your yard, these will spread to neighboring yards. Be considerate of your neighbors and use weed and feed to take care of your yard. It will make your yard nicer and your neighbor much happier.



Message from the Treasurer

I'm pleased to report all Annual Maintenance Fees for Calendar Year 2008 are current.

The HOA Board of Directors has authorized an audit of our finances in accordance with the By-Laws Section 10.08 by a Certified Public Accountant. We are working at this time to identify an auditor at a reasonable cost.

It has been the practice of the Board of Directors to send the Annual Maintenance Assessment (dues) notice in late December/early January and provide for a \$5.00 discount if fees are paid prior to the 31st of January. Otherwise, the assessment is at face value and due on March 1st. A late fee of \$25.00 should be added if payment is made after March 1st. Homeowners who have

not paid the Annual Maintenance Assessments by April 1st will be contacted first by a phone call, then by written notice. Should payments not be received the homeowner will be turned over to collections and legal costs could potentially be incurred by the homeowner.

The current Board of Directors will continue with this practice for 2009.

The largest expense the HOA pays with your Annual Maintenance Assessment is for electricity and the repair/maintenance of our 32 street lights. Without these, our development would literally "be in the dark" and pose a safety risk.

According to our By-Laws, the HOA is also responsible for the maintenance of the common ground. This

covers 14.399 acres that is mowed in the summer and sprayed for weed control. Any sinkhole repair and removal of dead trees that cause a potential safety hazard are also funded from the Annual Maintenance Assessment.

Liability insurance, taxes and administrative costs are also paid. The Board of Directors also sets aside and reserves some monies for unexpected emergencies. Homeowners are provided Annual Financial Statements at the Annual meeting in April and via mail. Financial statements are also posted on the website at www.palmyraoaks.com.



Message from the Secretary

"Save the stamp!!"



More and more the internet is becoming a regular method of communicating. Have you noticed that many forms now ask you for an email address? And, when was the last time you got a letter in the mail?

Email is a quick and

inexpensive way to communicate since the 42 cent stamp is eliminated on an email. The Oaks HOA Board would like to use email as frequently as possible to communicate faster and without the cost.

If you have an email address, please send it to

a92vette@verizon.net.

We'll use email to send you newsletters and other Board correspondence. For those of you without email, we'll continue to provide materials through the US Mail.

Message from the Architectural Control Chairman

Fences (Ref. Restriction & Covenants 5.08)

In general, fences cannot block the view or air of an adjoining homeowner and must have Architectural Control Committee approval if they are located within 15 ft of any property line.

The Oaks neighborhood has a variety of fences installed by homeowners over the years and have been approved by either the developer (D.Hess) ACC or the ACC created by the Oaks homeowners association. Four fences approved by D. Hess are considered privacy fences

and violate the R&C; however, they were grandfathered in because they were approved based on a notarized statement of approval by D.Hess. It was not the intent of the Oaks HOA, then or now, to use the grandfathered fences as a precedent for future fence approvals.

Trees

In reality, many of the lots in the Oaks are very small and do not permit modifications and/or additions beyond what was on the lot when the property was purchased. In addition to the prohibition of trees in

easements, trees must be no closer than 35 ft to a street corner (if a corner lot) or 7.5 ft behind the curb face. Plan the location of a tree on your lot so when the tree reaches maturity, limbs will not encroach onto an adjacent lot.

If you're unsure of the location of easements around your property (and some lots have more than one), submit a plan to the ACC showing details of your proposed planting to include tree-type, height and spread at maturity and distances to your property lot lines.

"If you're unsure of the location of easements around your property, submit a plan showing details of your planting..."



The Oaks Homeowners Association

P.O. Box 163
Palmyra, PA 17078

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We're on the Web!

See us at:
www.palmyraoaks.com

Welcome to our new Oaks Homeowners

The Board has recently decided to reinstitute the Welcome Visit program that had been initiated back in 2001. 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 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?** See Message from the Treasurer. 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, 2 of the 5 Board Member positions are up for election (Vice President and Secretary in 2009). 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
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COMPANY NAME
STREET ADDRESS
CITY, ST 22134

