



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

MESSAGE FROM THE BOARD

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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. Don't allow our newly paved streets to cause an increase in your driving speed. Twenty-five (25) miles an hour will get you to your destination in time.

Keeping Your Home Safe – Best way to keep crime away is to be aware. Is your garage door shut at night? Are your doors locked? See something suspicious? Call the police or a neighbor.

Respect for Neighbors - This should go without mentioning, but we'll mention it anyway. Be respectful of your neighbors. Our homes are reasonably close together, while some are attached to each other. Loud talking or other noise should be confined to daylight hours. This is more a moral issue than a legal one. However, if police are called they will respond and issue a warning. If they are called a second time, they will issue a citation.

Dogs - Remember to clean up all pet waste from the streets and common area.

Reminder – Architectural Request Form – if you wish to make an improvement to the outside of your home (including landscape projects and changing of paint colors) you must submit an "Architectural Request Form". This procedure may be accomplished easily through the Oaks website.

Remember – We all signed a contract to abide by the Oaks "Restrictions and Covenants". This document was given to all homeowners on the day of closing and may also be found on the website.

Message from the President

The year 2016 was an interesting one for the Oaks Homeowners Association Board. Seven homes sold throughout the year and two more have sold in the first quarter of 2017. We had one board member change and some unusual expenditures in our common area. We did not have to spend any of our reserve funds although we had to raise our maintenance fee to meet the 2017 budget.

Because our community is aging some of our infrastructure is requiring more maintenance than in years past. Street light globes are cracking and the internal fixtures are drying out and cracking and need to be replaced. The storm water sewers leading to the common area also need to be upgraded from time to time. Additionally, some dead trees that are threatening dwellings need to be cut down. Even the cost of administrative supplies such as postage is continuing to increase.

Message from the President (continued)

With the changing technology of light bulbs, we have been looking forward to upgrading our street lights with new LED bulbs. We are currently testing two new lights, one on Truman Street and one on Hickory Street. The bulbs are of two different wattages and give off a white light as compared to the original bulbs utilized on our streets. The cost of the new bulbs has been reduced in the past two years and now are more reasonably priced.

During 2016 several small sink holes developed again in the common area. Luckily, they were small enough that the maintenance committee could fill them with rocks and dry concrete without engaging a contractor.

Financially the Homeowners Association remains in good shape. Based on increased costs in 2016 we were not able to add our usual \$2000 to our "rainy day" fund, but at the same time, we did not have to dig into that fund to pay current bills. We've noted that costs are rising to the point that we added \$10 to our maintenance fee to meet our new budget.

We have already set the dates for the 2018 Annual Meeting and the 2018 Yard Sale. I have asked our Secretary to have these dates shown on the home page of the website and will be prominently displayed there from year to year.

Thanks for your cooperation throughout the past year.

Message from the Vice President

Ed Kenyon would like to remind everyone that the goal of the board is to keep the neighborhood in pristine condition for all to enjoy. Ed's role as vice president includes maintaining street lights and the common areas of the Oaks. There are 32 streetlights and approximately 14.5 acres of common ground within the homeowner's association.

The vice president's maintenance committee consists of John Columbus and Dave Zulick and if any issues arise you may get in touch with the committee for information at any time.

Since I have taken office we have replaced six globes, three bulbs, eight sensors and one fixtures. The HOA is maintaining inventory of globes, bulbs, sensors and fixtures. The common area gets mowed by Brownie Lawn Service along with the retention ponds once a month. Broadleaf weed control is sprayed throughout the common area by the groundskeeper and the hill below Pin Oak Circle gets cut/maintained. The sink hole in the common area is filled in and being monitored.

The president pointed out that it may be a good idea to consider LED lighting. We have a proposal to convert to LED lighting at an estimated cost of \$13,000. Once completely converted we would save approximately \$100.00 a month. This is all under review by the board and is on-going until a final decision is proposed.

The Oaks entrance sign looks satisfactory; however, we are currently considering a cost to refurbish going forward. It has been noted that some residents are continuing to deposit lawn trash and dead bushes in certain areas of the Oaks common areas. The North Londonderry Township does pick up tree branches and bush cuttings the first Monday of each month. Also, Waste Management will pick up 6 bags of grass clippings on trash day.

Finally, all suggestions and observations concerning the street lights and/or common grounds are more than welcome. Direct all communications concerning these two areas to the vice president, Ed Kenyon, at 641-3084 or email edkenyon@hotmail.com

Message from the Treasurer - - -

In accordance with our By-Laws, the annual audit was completed by Garcia Garman and Shea, PC in February 2017. The Financial Statements, December 31, 2016 and 2015, and 2017 budget have been posted online. We ended 2016 with enough in the budget to purchase street light globes in early 2017. No funds were deposited to or withdrawn from our money market account. Seven resale certificates were issued in 2016 for homes in our development.

In 2017, 128 homeowners took advantage of the \$10 discount on the assessment fee by paying in January, while 11 paid the face value assessment of \$175 and 12 paid the standard fee plus an additional \$25 late fee. Thank you for making prompt payments of your annual assessments, ensuring that funds are available for timely payment of our financial obligations.

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 & Covenants. You or your realtor should contact President Jim Graeff 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.

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 blast 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 newsletter.

I leave you with this quote: ***Imagine what our real neighborhoods would be like if each of us offered, as matter of course, just one kind word to another person. Mr. Rogers***

Message from the Architectural Control Chairman

With spring and summer come repairs, redecorating and redoing our properties. Please remember to have all modifications approved by the Architectural Control Committee. Following the Oaks HOA guidelines and bylines keeps our neighborhood desirable and valuable. Be especially aware of the placement of structures, shrubbery, and fencing. Our map guides us to comply with both Oaks and Township regulations.

In addition, duplex owners must be following paint colors for front, side and garage doors. Since we are an aging community, replacing roof shingles is facing most of us in the future. Again, check type, design and color to remain in sync with your neighbors. All in all, we are part of a beautiful community, with wonderful neighbors. Please do not hesitate to contact me by phone, email or simply fill out an ACC form located on our website.

Thank you for caring about the Oaks!

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 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 and posted on the web. 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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