



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

MESSAGE FROM THE BOARD

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The board would like to thank Jim Graeff out going president for 9 years of dedication. It is individuals like yourself that make the community and the world a better place. See Jim's out going message below.

Most organizations today have a Mission Statement. The Oaks Homeowners board does not have a formal mission statement; however, its mission is well known. The HOA Board is charged with maintenance of the street lights and the common area. The Restrictions and Covenants control how properties in the Oaks are maintained so that property values increase with the overall economy. This should help all of us sell our homes in a timely manner when the time comes

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 – 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 and safety on our streets.

Finally, as I leave office, I'd like to thank everyone for being cooperative during my 9 years on the board. Thank you all for doing your part in keeping the Oaks one of the premier developments in Lebanon County.

JIM

Message from the President

Dear fellow residents of the Oaks:

It will be my pleasure to serve as your President for the coming 2 years. I do so voluntarily and in the spirit of doing what is right for our community and for all of you.

We do have a small set of rules a.k.a. our document of Restrictions and Covenants which is available for reference on our WEB site

www.palmyraoaks.com The intent of this document is keep our development in good condition and to make it an enjoyable place to live NOT TO MENTION to sustain property values for the day when you may wish to sell your home for the price you hope to get.

We do, of course, have a modest HOA annual assessment fee which is currently \$185 and is projected to remain so for the foreseeable future. So, everyone understands, your assessment fee covers street light repairs and maintenance, grounds keeping of our 14 acres "common area", and other minor incidental expenses.

Message from the President (continued)

I am sure many of you have friends who live in developments that have SIGNIFICANTLY higher HOA fees and perhaps they receive additional services for those higher fees.

I, for one, am happy with what we get for what we pay for. Please do not hesitate to report issues with street lights and/or the condition of the common area to any officer of the Association.

Lastly, we, the officers, try to keep an up-to-date list of names, addresses, phone numbers, and email addresses. The current list is in good condition, BUT these items change all the time. Please tell any of the officers should any of this information change. WE DO NOT share this information with anybody outside of the group of CURRENT officers unless you authorize such sharing.

I live at 26 Truman Street and spend a lot of time in my yard trying to keep things nice. Say hello as you walk or drive by and don't hesitate to stop and chat if that suits you.

Sincerely

Jack McDonald

Message from the Vice President

The vice president's responsibilities include maintaining the street lights and common grounds of the Oaks. Assisting with these responsibilities are John Columbus and Dave Zulick who are on the maintenance committee. If any issues arise you may get in touch with the committee for information at any time.

Currently all the streets lights are in good working order and there are 32 street lights in the Oaks. Nine have been converted to LED. Which has resulted in a savings of \$25.00 or month on the electric bill. In 2018 we have budgeted to convert six more lights to LED. If the budget allows we will add more conversions.

Brownie's Lawn Service continues to mow the common areas. In addition, we have contracted with Greenskeepers for one broadleaf weed control application in May.

It has been noted that a few residents are putting grass cuttings in the street. It is important **not** to do this. Please keep your cuttings on your property and/or in a container, **not** in the street. Waste management and Lebanon Farms will pick up 6 bags of trash and grass cuttings each week. You may also deliver your grass cuttings to the township. Also, the township truck picks up branches from the curbside on the first Monday of the month.

The Oaks entrance sign looks satisfactory now; however, we are currently looking into a cost to refurbish going forward. Both fences are in minor need of repair.

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 edkenyon@hotmail.com.

Thank You.

Ed

Message from the Treasurer

In accordance with our By-Laws, the annual audit was completed by Garcia Garman and Shea, PC in February 2018. The Financial Statements, December 31, 2017 and 2016, and 2018 budget have been posted online. We ended 2017 approximately \$2,600 under budget, which has allowed us to continue the process converting our streetlights to LED bulbs.

Five resale certificates were issued in 2017 for homes in our development, and four have been issued so far this year. In 2018, 137 homeowners took advantage of the \$10 discount on the assessment fee by paying in January, while seven paid the face value assessment of \$185 and another seven 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 Jack McDonald 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.

Deb

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: *"Often when you think you're at the end of something, you're at the beginning of something else."* **Mr. Rogers**

Message from the Architectural Control Chairman

Summer is a great time of year, but it can also come with architectural changes to your home and/or yards.

Please remember that if you need to make any external changes to your house and /or landscaping, to comply to the Oaks HOA guidelines and by laws, these changes must be approved by the Architectural Control Chair before you implement changes!

You can find the guidelines as well as the modifications that need approval on the website. You can email Natalie Buchkovich at nataliewe@gmail.com or submit a request under the contract tab on the website to seek approval. If you are unsure that approval is needed, please don't hesitate to ask!

I hope you all have a fun filled summer!

Natalie

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. 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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