



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

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MESSAGE FROM THE BOARD

This spring/summer it's time to take a look at your home and surroundings to determine if there's improvements or clean-up that is necessary and can be accomplished.

A home is an investment and needs maintaining. As years pass roofs begin to deteriorate, colors on front doors or shutters begin to fade. Aside from the building structure, the shrubs planted years ago may have grown out of control.

Although there's no specific By-Law or Article in the Restriction and Covenants for the Board to enforce maintenance;

we do on occasion receive comments from a member in the Association about a neighbor who may have neglected their property. It's only when a formal complaint under the Nuisances 6.16 (c) Section of the R&C is filed that the Board has any authority to take action. In the past there have been several times when a Nuisance Complaint was filed and the Board was able to resolve the issues. But if the Board cannot resolve complaints, legal action may be necessary. The Board would like to avoid this at all costs as the expense of any legal action will be passed onto the offending party.

The Board believes members of our community take pride in their home and The Oaks development. However, we would like to remind everyone to just take a second look if there may be any maintenance issues that need to be addressed and join us in a clean-up program. If you can help your neighbor to improve their yard or home, extend a helping hand; we're sure it would be appreciated.



FIRE SAFETY

Fire is a major cause of home loss and can be prevented with good safety features. Smoke alarms in the home are vital for early detection. Set up smoke detectors throughout your home. Check your circuit breaker regularly for signs of wear and tear or damage. Use carbon monoxide detectors if your home has a gas supply. Older gas heaters can emit carbon monoxide and it can prove lethal if unnoticed. It has no smell and no color and

should be guarded against at every opportunity. Invest in a fire extinguisher. What a great anniversary gift to give the one you care about. There are 15,000 fires caused every year by dryer vents. Consider taking a few minutes at least twice a year to check the dryer vent and make sure it's clear. If you're finding that it takes more than one cycle to dry, then you need to clean the vent.



Message from the President

Summer has rushed upon us in a big hurry this year. We were so lucky not to have to shovel much snow last winter and the spring season brought on some beautiful greenery that cannot be ignored when driving around our beautiful development. The summer months will be upon us before we know it. As long as we keep getting some moisture our lawns and the like will continue to provide us with the beauty we expect in this lovely neighborhood. Now we just have to keep the grass cut and the flowers watered to maintain that beauty. I have noticed that most of our neighbors have made a determined effort to keep their surroundings in tip top shape. THANK YOU! The spring yard sale seemed to go off without a hitch and we

can thank Pat Raskauskas and Eric Hoffman for providing the advertisement, setting the standards for making this such a successful weekend activity. Most of our neighbors that participated in the yard sale reported it to be very successful. Anyway there sure was a lot of traffic. Another good sign in the neighborhood is that we have very few homes for sale. Two have sold this week and the new neighbors will be moving in soon. Please do whatever it takes to make them feel welcome. Many of us will be taking summer vacations and leaving their homes unattended for a short period of time. Please make sure you have someone responsible for keeping the

grass cut and the grounds around your house in good shape. If you are going to be gone for a fairly long period of time it does not hurt to notify the Township Police and ask them to keep an eye on your home. The North Londonderry Township Road project was completed without difficulty and hopefully the storm water will drain much better in the future. There are some spots in our roads that require extra attention so please bear with them as they try to keep our roads in good shape. There are no plans to totally repave any of the roads in our development in the near future. Lastly, please keep on top

of your yard and flower garden maintenance. We have such a beautiful neighborhood and it does require effort on the part of each of us to keep it that way. Speeding continues to be a problem. Make sure those of us in our neighborhood set a good example and stay within the legal speed limit. Just remember, there is a reason for posting that speed limit and it does not mean that it is permissible to drive 10 miles per hour over that posted limit.



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 are George Raudensky (832-7277) and John Columbus (838-2880). These two gentlemen are considered the Maintenance Committee and are available for consultation and backup should the Vice President not be available.

Currently all street lights are in working order. Met-Ed will no longer be used to replace street light bulbs and or sensors. This will save the HOA \$2.74 per light each month. Our electrician will maintain the lights at a cost of \$55 per outage. The HOA is continuing to maintain an inventory of globes, fixtures, bulbs and sensors. If the lighting industry

were to manufacture LED bulbs to fit our light fixtures, we are ready to change to this new technology in order to reduce electrical costs. 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 grass and retention ponds in the common area. In addition, we have contracted with GreensKeepers to spray for broad leaf weed control. Additionally, the ground at the rear of the Hickory Street duplexes is continuing to drop. I am currently looking into how we might fill up the area will be difficult especially when the ground

is wet. 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 grass clippings in the common area. Additionally, North Londonderry Township picks up large tree limbs left at 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 control the ground hog population in our common area. We have met with

some success by using poisonous smoke bombs in the individual ground hog hole. Last spring smoke bombs were placed in twelve (12) ground hog holes. More smoke bombs will be placed in active holes again this year. 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 jigraeff92@comcast.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, 2012 and 2011 has been posted to the website at www.palmyra.com 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 2012 budget and were able to add \$2,000.00 to the Money Market Account.

It was reported at the Annual Meeting that not all members had paid the 2013

Maintenance Assessment. However, after sending both a dunning letter on March 3rd and again on March 31, 2013 all 151 Members of the Association have paid. Our income from the Maintenance Assessments came to a total of \$23,835.00 for 2013.

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. During 2012 we had addition income from the sale of seven (7) homes in the development. If you are considering placing your home on the market, either you or the Real Estate Agent should contact the President of the HOA with a request for a Resale Certificate at least 2 wks. prior to closing. The cost (\$50.00) assures the buyer the prior Maintenance Assessments have been paid and any exterior changes to

the property are within the guidelines of the Restrictions & Covenants. Without a Resale Certificate the transaction of closing on the home will not occur and will be delayed.



Message from the Secretary

The website www.palmyraoaks.com is currently up-to-date with the meeting minutes from all of our 2013 meetings and this year's annual meeting.

It is never too early to discuss candidates who would like to run for an open position on the Board. The next election we will be voting on a President, Treasurer and an Architectural Control Chair (ACC). If you are interested

in either one of these two positions please contact me at huff20@yahoo.com. Responsibilities of each position are posted on the website for review. If you are not sure about being interested in one of these positions but would like to see what these positions consist of at one of our meetings please feel free to get in touch with one of the Board members so that you

can come to one of our upcoming meetings to see what each Board member does and the responsibilities that they have. As stated at the Annual Meeting the President and ACC will not be seeking re-election so it is very important to get at least 5 volunteers to run for these three positions. If we do not get enough volunteers then we will be

managing agency to run our association which would mean a monthly fee for each homeowner.

If you do not have your email on file with us for information sharing purposes or have had a change in your email please provide me with your current email address. Thank you!

Message from the Architectural Control Chairman

As the good weather is now here, many of you will be considering some modifications to the exterior of your home, or some significant landscape changes. If so, please remember that the Restrictions and Covenants of the Oaks Homeowners Association require that such changes be approved by the Architectural Chairperson.

You may submit your request for review prior to the request by using the form available on our web-site, by calling me at 838-3294, or by e-mailing me at copeland61@comcast.net. I promise you a quick response/resolution. As mentioned at our recent annual meeting, I would also call to the attention of duplex and townhome owners that new roofing

replacement must be done with the existing color/tone of roofing shingle currently on your roof. The identification of that shingle color is located on our web site and can be referenced by any roofing contractor. This requirement DOES NOT apply for owners of single family homes in the Oaks.

I wish all of you a very enjoyable summer.

Mack Copeland
ACC Chairperson



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.

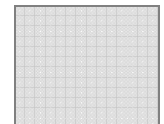
- **What exterior modifications must be approved?** Check the Restrictions and Covenants, plus the 3 amendments, for a list of items requiring approval from the Architectural Control Chairman. Call the Architectural Control Chair for further clarification and to submit your request.

- **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



**HOMEOWNER'S NAME
STREET ADDRESS
CITY, ST 12345**