

# The Acorn Newsletter



## Special Interest Articles

- Water Retention area
- Yard Signs
- Online Assessment Payments
- Exterior Modifications
- 2024 Election
- Messages from the Board
- FAQs

## Important Dates

- Annual Meeting: April 1, 2024 at 7pm
- Annual Garage Sale: May 18, 2024 at 7am

**E:** [info@palmyraoaks.com](mailto:info@palmyraoaks.com)

**A:**  
The Oaks of North Londonderry Twp.  
1200 E. Main St. Ste. 2 #105  
Palmyra, PA 17078

**W:** [www.PalmyraOaks.com](http://www.PalmyraOaks.com)

Scan the QR code to visit our Facebook Group



The Oaks of North Londonderry Twp. | 1200 E. Main St., Ste.2 PMB 105 | Palmyra, PA 17078

## Message from the Board

The HOA Board is charged with maintenance of the streetlights and the water retention area formerly known as 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 to sell our homes.

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*

We have a very active community which means residents are 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 neighborhood.

The roads are owned by the Township and we encourage you to reach out to them directly with speeding concerns:

- Township M-F 7:30am-4:00pm 717-838-1373
- Non-emergency Police department: 717 838-5276
- Lebanon County dispatch number is 717-272-2054

The next township supervisor meeting is Monday, August 21 at 7:30 at 655 East Ridge Road. Attending these meetings could have your concerns addressed more quickly. For more information visit [www.nlondtwp.com](http://www.nlondtwp.com)



## Spotted Lanternfly

The spotted lanternfly causes serious damage including oozing sap, wilting, leaf curling and dieback in trees, vines, crops and many other types of plants. In addition to plant damage, when spotted lanternflies feed, they excrete a sugary substance, called honeydew, that encourages the growth of black sooty mold. This mold is harmless to people however it causes damage to plants.

We do not encourage the use of sticky tape. Sticky bands placed around tree trunks have been found to trap both spotted lanternfly nymphs and—to some extent—adult spotted lanternflies. However, they also trap unintended targets, including songbirds.

It is recommended that anyone using a sticky trap, to ALSO USE a wildlife barrier, which greatly reduces the chances of catching non-target wildlife.

For more recommendations: <https://extension.psu.edu/spotted-lanternfly>

If you see a spotted lanternfly, it's imperative to immediately report it online to [agriculture.pa.gov/](http://agriculture.pa.gov/) or via phone by calling 1-888-4BADFLY.

## Water Retention Area

The Board would like to remind the Residents of the Oaks that the land formerly referred to as the “common area”, primarily serves as a water retention area to protect our neighborhood. It should not be considered a traditional “common area” for recreational use by anyone, including our residents.

Sinkholes have formed in this area in the past and there are old sinkholes in the wooded section of the area behind the homes on Truman and Hickory (historically referred to as “The Common Area”) that were cordoned off in the past.

Access to this area is authorized for approved vendors in order to perform required for maintenance, such as primarily weed control and grass cutting.

The HOA Board will be referring to this area as The Water Retention Area. It is important for all Oaks Residents to understand the purpose of this area is mainly for water mitigation and the danger associated with walking through various sections of it.

### Rules:

1. No recreational use
2. No dumping

Penalty of fine for violation

## Yard Signs

According to the Oaks “Restrictions and Covenants” (Section 6.16 - Amendment II):

*No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than two (2) square feet or one sign temporarily advertising the property for sale or rent, or signs used by a builder or developer to advertise the property during the construction and sales period.*

As residents of the Oaks, we all agreed to abide by the Restrictions and Covenants (among other documents) when we bought our homes.

If displaying a sign on your property is important to you, just as with our Federal Constitution, our Restrictions and Covenants document has an amendment process. As a resident of the community you can submit an Amendment in written form to be presented to the entire population of the HOA and a simple majority of residents needs to vote in favor of the amendment.



**According to our Restrictions & Covenants, Section 6.16 Nuisances: (c) The responsible person shall be fined at a rate of Twenty-Five Dollars (\$25.00) per day for each day thereafter that said nuisance remains unabated. Payment shall be due to the Association and collectible thereby in the event payment of any fine is not made by the responsible persons.**



## 2024 Elections

We are looking for volunteers for our 2024 Board positions.

In addition to keeping the Oaks running smoothly, electing board members is a requirement of the HOA by-laws.

Luckily, there is a very minimal time commitment for each position, and board members are also compensated for their time and energy.

All board members who complete one year of service will be reimbursed the full amount of the current assessment fee.

The positions that will be on the ballot in 2024 are:

- President
- ACC

To learn more about the duties and responsibilities of each role, you can view a PDF on our website.

[www.PalmyraOaks.com](http://www.PalmyraOaks.com)

If you have any questions, you can reach out to the Secretary for more information at

[Secretary@PalmyraOaks.com](mailto:Secretary@PalmyraOaks.com)

## Future Community Events

We want to hear from you! Interested in a community block party or volunteering for a hospitality committee?

Email us at

[info@palmyraoaks.com](mailto:info@palmyraoaks.com)

## Online Assessment Payments

One of the new features of our recently upgraded website is that residents can pay for their annual assessments online.

In order to make online payments, you will need to sign up for an account.

You can do that by:

- Visiting the website [www.PalmyraOaks.com](http://www.PalmyraOaks.com)
- Clicking on the REGISTER link in the top right corner and filling out the information
- Each property will have ONE account, but you can list multiple people on the account so you and your family members can have access to it as well
- It's VERY simple to do, and you can also email the Secretary with any questions you have at [Secretary@PalmyraOaks.com](mailto:Secretary@PalmyraOaks.com)



**NOTE: You will still be able to make your Annual Assessment payment via check and mail.**

## Exterior Modifications

If you are looking to make exterior modifications to your home, you will need to have approval from the Architectural Committee before anything is done to your property.

We have lots of information available on the website to answer any preliminary questions you might have.

For instance, if you are interested in putting up fencing, installing a pool or swing set, or getting your roof reshingled. We have an easy to use form to contact our Chairperson on the website.

When requesting approval on changes to your property please include a detailed description of the changes requested, and any building plans or images available. The Association will also need copies of any Building and Zoning permits necessary for the work being done.

**IMPORTANT: If you submit a request to the HOA please be sure to check your SPAM folder in case your response is diverted there.**



# Message from the President

Hello residents of the Oaks!

The Annual board meeting was held on April 3, 2023 at the Rothermel-Finkenbinder Funeral Home. This year's meeting was offered both in-person and virtually, as it has been the past several years.

Votes were counted for the Vice President, Treasurer and Secretary positions, and Kay Black, Bill Campoll, and Lauren McCullough began their respective two-year terms. J. Michael Wheeler has volunteered to become our interim architectural chair, to fill the remaining one-year term of that position upon the resignation of Forrest Borod in May.

The housing market has been quite strong and has resulted in five requests, as of July 2023, for resale certificates. One of those five is still pending.

Residents have raised concerns over drivers speeding through our development. I have contacted the North Londonderry Township manager, who is working with the police department on our request for a traffic study regarding the speeding issue. A radar speed sign has been placed in our development and I have been assured it will have different locations over the next few weeks.

Sadly, traffic may only increase in our development because of the new developments going in behind us. It is important to remember that you can best use your voice by attending township supervisor meetings, as our HOA does not own our streets. The reality is that the speeders reside within our HOA, as well as in the surrounding developments.

Other general concerns regarding the area used for water retention, also known as the common area, have been voiced by several homeowners whose properties are adjacent to this area. Our board has had lengthy discussions, all geared around the safety of our residents who use this land for recreational purposes, and the reality that the area is a sinkhole prone location.

We are so fortunate to live in a nice neighborhood. It is critical for you to do your part to make it the best it can possibly be. Keep your properties in good repair, and if you don't have the time or ability to keep your yard weeded and clutter free, hire someone to keep it up to standards. Also please keep your garbage cans out of sight from the street and not in your front yard.

Be kind and respectful to one another, and also to the properties within our neighborhood.

Best regards,  
Betsy Jamison  
President

[President@PalmyraOaks.com](mailto:President@PalmyraOaks.com)

# Message from the Vice President

Hello fellow Oaks neighbors!

I'm so happy to be serving on the board. It has been such a pleasure meeting many of you and learning about the history of our community. Since our annual meeting we have had numerous new families move into the Oaks. It's lovely to see our community thrive.

I'm pleased to report that we continue with our longstanding relationship with Brownies Lawn Service, Greenskeeper, and Randy Weaver in maintaining our stormwater mitigation areas throughout the Oaks property. Our goal is to keep the woods at bay with minimal impact on the environment. An important reminder to all duplex and homeowners who border our wooded areas, please do not take it upon yourselves to prune, cut or alter these areas. Also, a gentle reminder, please do not dump yard waste in these areas either.

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.

In June you may recall we had two severe storm systems pass through the Oaks. Unfortunately, we did lose some large branches to a tree at the edge of the woods. While it did not harm any property, we made the decision to employ a service to trim off the broken limbs and push them back into the woods. We strongly encourage everyone to avoid our wooded areas given no one should be walking there anyway.

If you notice a street light is out or has been damaged, please notify me as I will make sure it is addressed in a timely manner.

Best regards,

Kay Black

Vice President

[VP@PalmyraOaks.com](mailto:VP@PalmyraOaks.com)

# Message from the ACC

Greetings Neighbors!

I am Michael Wheeler, I've been serving as Interim ACC for a few months now. My family has lived here for just over four years and we are most known for my skeleton scenes during Halloween.

Since I've taken the position I've fielded several inquiries, a few requests for modifications and above ground structures, one complaint, and several resale certificates. I strive to have a 24 hour turnaround on initial requests and make sure that you, the homeowner, isn't waiting on the HOA to start a project to improve your home. If it's something you're doing on the outside of your home make sure to request approval.

Here are the numbers (since I've been appointed):

- 21 inquires
- 16 approvals
- 2 denials
- 2 pending approvals
- 5 resale certifications

A few housekeeping notes :

- Please remember no sheds or tool storage cabinets are allowed to be placed on the side of your home and must be placed in the rear.
- Any permanent structure, as well as, raised garden beds, sheds, swing sets and play sets are all considered above ground structures and require placement approval.
- Sheds require a permit from the county.

Thank you for allowing me to serve our community. I look forward to continuing to do so after the upcoming elections.

Thank you,  
Michael Wheeler  
Interim Architectural Control Committee Chairperson  
[ACC@PalmyraOaks.com](mailto:ACC@PalmyraOaks.com)

# 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](http://www.palmyraoaks.com).

It's 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 [Secretary@PalmyraOaks.com](mailto:Secretary@PalmyraOaks.com). Occasionally, email blasts are sent out to alert members to problems such as construction work in the area, a lost pet, community concerns, 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. **Facebook:** <https://www.facebook.com/groups/810876585937883/>

All the best,  
Lauren McCullough  
Secretary  
[Secretary@PalmyraOaks.com](mailto:Secretary@PalmyraOaks.com)

# Message from the Treasurer

The annual review of our financial statements by Garcia Garman and Shea, PC was completed on March 23, 2023. A link to their report is on our website, along with the 2023 budget.

Thus far in 2023 (through July), four resale certificates were issued, which generated \$200 of revenue. As several homes have recently been offered for sale, we will be receiving additional payments for resale certificates over the coming weeks. Note that resale certificates are required in the event of the sale of your home, at a cost of \$50. All annual maintenance assessments for 2023 have been received.

As of July 31, our bank balance at Wells Fargo was \$29,254, in addition to a CD for \$30,000 opened in March that matures in November. The total of \$59,254 compares to \$49,382 on July 15, 2022 and \$42,220 on December 31, 2022. Year to date expenses are \$326 under those incurred last year through July 18. We are on pace for 2023 expenses to be essentially as budgeted, assuming there are no new "extraordinary" expenses, such as for sinkhole repairs.

Thank You,  
Bill Campoll  
Treasurer  
[Treasurer@PalmyraOaks.com](mailto:Treasurer@PalmyraOaks.com)

# FAQs for 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. Details are posted on our website ([www.palmyraoaks.com](http://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 Amendments 1-4) Declaration of Restrictions & Covenants plus Amendments 1-3. 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. Email 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's common spaces and street lights.

**When is the Annual Meeting held and why should I attend?** The annual meeting is 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 (2024, 2026 etc.) and the Vice President, Treasurer and Secretary positions are elected in odd years (2025, 2027 etc.) Board members provide a formal report at the meeting and voting may occur on an issue. Volunteers are selected 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 Board Member binders 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 to meet your neighbors.

**The Oaks of North Londonderry Twp. | 1200 E. Main St., Ste.2 PMB 105 | [www.palmyraoaks.com](http://www.palmyraoaks.com)**