



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

Special Interest Articles:

- Message from the Board
- Messages from the Board Members

Individual Highlights:

Message from the President	1-2
Message from the Vice President	2
Message from the Treasurer	3
Message from the Secretary	3
Message from ACC Chair	3
Homeowner FAQ's	4

MESSAGE FROM THE BOARD

This 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.



Message from the President

Greetings from your President, This past year has been a rather interesting one from the standpoint of the Homeowners Association point of view. We have had to make some major decisions that impacted our budget, mainly from a major sinkhole in the common grounds. At the point where water was to drain out of the catch basin it was discovered that the outlet was above the ground so that water could not drain out. Therefore it took the route of least resistance and presented us with a major sinkhole. After contacting three different contractors, we chose one from the Annville area and

were completely satisfied with the finished product. The Township placed new topping on Apple Blossom but only from Oak Lane down to Maple. The reason they stopped at that point was because of the planned detour caused by closing US 422 while they work on the sink hole between Plaza and Apple Blossom. That detour will bring West bound traffic from US 422 down Apple Blossom over to Maple Street and up to Plaza and then back to US 422. Routing of East bound traffic will be just the opposite detour. They will finish topping Apple Blossom when the detour is no longer necessary.

The annual meeting was considered a success, especially with the guest speaker stealing the show. Randy Weaver, an amateur lawn keeper made an outstanding presentation on how to maintain lawns, the types of fertilizer you should be using at different times of the growing season and how to control dandelions and weeds in your yards. It is a terrible shame more people were not there to learn from that presentation. Another disgusting lack of interest shown by so many of the homeowners in the Oaks is the number of

Message from the President (continued)

homes represented. There were only 37 homes out of the 151 homes in the development represented at the annual meeting. Furthermore, it has been

extremely difficult to find people willing to commit time and effort in the association by volunteering to fill positions on the board as they become open. For example, both myself and the Architecture Control Chair (ACC) announced at the 2013 meeting that we intended to step down in 2014.

We spent many hours during the last half of the fourth year and could not find one person willing to step forward and

accept one of the positions. At this time, both positions are still open and we are going to have to take a different course than the electoral procedure to find replacements.

Back to yards, most of the homeowners take a lot of pride in how they keep their yards and surrounding grounds. However, there are some who just insist on not caring about how their yard appears to the public. Let me remind some of you that there are Township Ordinances that establishes certain standards of height of grass. I would suggest that it

would not be a good idea to challenge the township on that one. One of our neighbors can speak from experience and it is not a pleasant one.

Another major disappointment is the number of residents that totally disrespect the posted speed limits in our neighborhood. The time saved from the entrance to the far limit of the development is literally seconds. I realize most people are in a hurry to get home after a long hard day at work, but please, please consider all the walkers, the

number of children on the streets. It just shows a total lack of courtesy to your friends and neighbors.

With all that criticism I still believe we have the best development in the three municipalities in this part of Lebanon County. It is up to you folks to keep it that way.

Keep in mind, there are many opportunities to help keep this neighborhood a safe and beautiful place to live.

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. We are continuing to use a local electrician to maintain the lights at a cost of \$55 per simple outage. The HOA is maintaining an inventory of globes, fixtures, bulbs and sensors. If the lighting industry were to manufacture LED bulbs compatible with our light fixtures, we are ready to change to this new technology which should reduce electrical costs considerably. The Oaks main entrance sign continues to look good and lighting problems

are noted please contact the VP for repair.

Brownies Lawn Service continues 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. Last summer a major rain storm washed out a large area of soil around the outflow pipe of our largest retention pond. In September we had a contractor bring in several pieces of equipment to repair that washout. At the same time the contractor moved ground and repaired rip-rap throughout the common area. We now have a way for large trucks to get into the common area behind the east end of Hickory Street. Prior to the changes there was no way for large trucks

and other large equipment to get into that area.

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. In June of 2014 we contracted with the Oaks original surveyor to resurvey the line that separates private property from the common property. This boundary line changes direction 20 times as it progresses from Apple Blossom Lane to Pin Oak Circle. In addition, many of

the original boundary stakes were moved or buried by homeowners. It was time for that line to be reestablished by a licensed surveyor. The job has been completed, new 30 inch steel reinforcing bars have been installed along with wooden stakes marking critical points along the line. I will be removing the wooden stakes prior to the arrival of bad weather this fall. It is requested that the homeowners not disturb any of the markers.

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 jjgraeff92@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, 2013 and 2012 has been posted to the website for viewing by all members of the Oaks Homeowners Association. Unfortunately, due to some unexpected repairs that needed to be made to the drainage areas on the common ground, we could not hold to the proposed 2013 budget. Instead of adding funds to the Money Market as we've done in the past, we had to use the money to pay for the repairs. Total cost came to \$10,115.00. At the Annual Meeting it was reported that 125 homeowners took advantage of the \$10.00 discount and paid their Annual Assessment

in January 2014. Twelve (12) homeowners paid at the face amount of \$165.00 and 11 homeowners paid the face amount of \$165.00 plus a late fee of \$25.00. As of the Annual Meeting, 2 members of the HOA failed to pay by the deadline. Since then, civil complaints were filed with the Magistrate. The homeowners have eventually paid not only the Maintenance Assessment; they have incurred court costs and filing fees as well. During 2013 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 2wks. 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. 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. I

In addition, we do not like to file civil complaints. We need the co-operation of all 151 Members of the HOA to function. We also need members to step-up and consider sitting on the Board of Managers. As I mentioned at the Annual Meeting, if members of the HOA in good standing (meaning you Maintenance Assessment has been paid) do not step forward and consider holding a seat on the Board of Managers next year, the present Board will be forced to turn the HOA over to a management company. The yearly assessment of \$165.00 will most likely double and there will be additional charges on an hourly basis by the management company for a person to review any requests for architectural improvements

Message from the Secretary

The website www.palmyraoaks.com is currently up-to-date with the meeting minutes from all of our 2014 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 Vice President and a Secretary. 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 eventhough both the Vice President and Secretary stated that they will run again, it is important to have other homeowners run against them. This is important just in case an elected board member has to vacate the position during

their term in office, it gives the board the ability to go back and see who ran against that individual and offer them that position. 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. In the last email blast informing residents of construction we had a number of emails come back as being invalid. 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 warren.copeland@verizon.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.

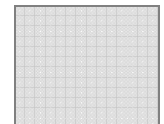
What exterior modifications must be approved? Check the Restrictions and Covenants, plus the 3 amendments, for a list of items requiring approval from the Architectural Control Chairman. Call the Architectural Control Chair for further clarification and to submit your request.

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**