

The Acorn



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

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MEET THE BOARD MEMBERS

President - Don Bliss, 838-6257,

armerlec@aol.com Don and his wife Lois have lived in the Oaks since 2001. He graduated from Oklahoma State Univ. in 1954 and earned a Masters Degree from Shippensburg Univ. in 1973, while a student at the US Army War College. Don served 3 years with the Joint Chiefs of Staff at the Pentagon and later assigned to Operational Test and Evaluation for 3 years. Don retired from the US Army in 1983 and retired from Merrill Lynch as an Assistant VP. Don was the President of the Palmyra Lions Club and served 5 years on the Board of Directors of the Cumberland Valley Chapter of the Military Officers Assoc. of America. Currently he is the Vice Chairman of the Military Liaison Committee of the Greater Harrisburg Regional Chapter of Commerce and is the President of the Board of Trustees of the Palmyra Public Library. He also represents the Palmyra Library on the Lebanon County Library Systems Board.

Vice President – Jim Graeff, 838-3817,
jjgraeff92@verizon.net
Married to Jennifer, and has three grown

daughters and grandchildren. He moved into the Oaks in 2008. Jim retired from Bethlehem Steel after 25 years of service and then retired again from Computer Aid, Inc after 19 years as a Business Consultant. Jim was born and raised in the Reading, PA area and a veteran of the US Army serving as a ski trooper in Alaska before attending the Army's USMA Academy Prep School. He attended Drexel Univ. and the US Merchant Marine Academy in Kings Point, NY.

Treasurer - Pat Raskauskas, 838-2455,

taverntreasure@aol.com Pat and her husband Joe have lived in The Oaks since 1995. Pat had served as Vice President on the original Board of Directors and then took the position of Secretary. She is retired from the PA Turnpike Commission and an active member of the Board of Directors for the PA Self-Insured Association. Pat also works as a product demonstrator at Giant.

Secretary – Eric Hoffman, 838-0248, huff20@yahoo.com

Eric is a graduate of Millersville Univ. of PA and holds a BS in Occupational Safety & Hygiene Management, with a minor in Computer Science. Currently he is a Safety Training Specialist with the Bureau of Worker's Compensation. Eric

previously worked as a Training Specialist and Webmaster for the PA Dept. of L&I Bureau of PENNSAFE. Eric also worked as a Safety Director for Stauffer's of Kissel Hill and was a Safety Manager for the Hershey Medical Center. Eric and his wife Heather have a 5 year old daughter, named Madelyn Rose. In his spare time, Eric is a PIAA basketball official and enjoys spending time with family and friends, playing baseball, basketball and golfing. Eric and his family have been Oaks homeowners since 2004.

Architectural Control Chair – Mack Copeland, 838-8526 copeland61@verizon.net

Mack and his wife Grace have lived in the Oaks for over 6 years. His interests include golf, bridge and helping with 8 grandchildren. Mack worked at Hershey Foods Corp. for nearly 32 years, and spent 22 years in the Purchasing Dept., managing both the Facilities Purchasing Dept. and the Packaging Purchasing Dept. My last 10 years were spent in the Contract Manufacturing Dept., a new group charged with managing all outside contract manufacturers and contract packers which Hershey dealt with, which was a new venture entirely for Hershey Foods. I currently hold the office of Treasurer for the Palmyra Lions Club and have held that position for nearly 6 years.

Message from the President

Where does the time go? It seemed like just yesterday that we were writing a letter for the website and here we go again. Last year at this time, the weather was also rather dry and we are experiencing the same thing again. That means more water for the flowers and the yards will turn brown for a while. Don't panic. It will rain someday and the yards will come back with a vengeance. Again, as last year, there are more and more people walking around the neighborhood and especially with small children. That again reinforces my caution on speeding on our streets. Since we don't have

sidewalks there is no place to walk other than the streets. That also holds true for some of our young people playing on the streets. (I would rather see them outside playing in the streets than in the house on the computer or some kind of electronic gadget) It is really hard to understand why someone has to drive 35-40 miles an hour on these streets when they only save a very few seconds. IT IS REALLY NOT WORTH THE RISK OF RUNNING OVER A CHILD. I have said it before and I will say it again----
PLEASE THINK ABOUT IT.

Dry weather also provides more opportunities for the weeds to grow in our yards and detract from the beauty of our neighborhood. This means it requires more attention to the yards even if we don't have to mow due to the dry conditions. Weeds don't need as much moisture as our beautiful grass. We were recently advised by the Township that, in the near future, there will be an increase in activity between our development and the new sewage treatment plant over on Killinger Creek.

It should not bother us other than you may wonder what is happening. The Township was just kind enough to warn us about that possibility. Let us continue to take pride in the Oaks. It is still the best neighborhood in the area.



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 has done a great job in the past year in responding to all our street light outages. Should we have a major problem with a street light we have an inventory of globes, fixtures and spare parts on hand in order to shorten lead times.

Currently globes have a lead time of 6 to 8 weeks should they need to be ordered from the manufacturer. 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 GreensKeeper to spray for broad leaf weed control. Additionally, the sink hole at the rear of the Hickory Street duplexes has been filled up. We will add more fill to the sink hole as is needed.

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 trash 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 holes. This past spring smoke bombs were placed in twelve (12) ground hog holes. 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 jjgraeff92@verizon.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, 2011 and 2010 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 2011 budget and were able to add \$2,000.00 to the Money Market Account.

As reported at the Annual Meeting, all members have paid the 2012 Maintenance

Assessment. This year the Board offered a \$10.00 discount if the payment of the Maintenance Assessment was received prior to the 1st of February. One hundred thirty (130) members took advantage of the discount. We had ten (10) members pay at the face amount of \$165.00 and eleven (11) members paid \$190.00 that included the late fee of \$25.00.

Remember the late fee is applied if payment is received after the 1st of March; and yes, we do collect the late fee if the payment is received after

the deadline date!

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 2011 we had an astounding number of homes that were placed on the market and sold; a total of 13! What does this mean for the

HOA? Well with each transfer the seller is required to ask the Board for a Resale Certificate. 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. So 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.

Message from the Secretary

The website www.palmyraoaks.com is currently up-to-date with the meeting minutes from all of our 2012 meetings and this year's annual meeting. I am still in the process of constructing a Facebook page for our association. We as a Board envision using this page as another tool just like email and our website to reach out to and communicate with our fellow homeowners

within the Oaks. Membership or "Friends" will only be current homeowners and possibly past homeowners who would like to keep in touch with the old neighborhood, this hasn't been finalized and is still in the discussion phase as to how we would like to handle that.

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. If you are not sure about being interested in one of these positions or not and would like to see what all responsibilities these positions have please get in

touch with one of the Board members and they will set it up so that you can come to one of our upcoming meetings to see what each Board member does and the responsibilities that they have. 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 emails address. Thank you!

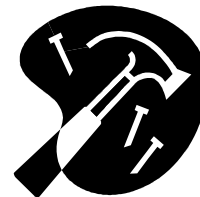
Message from the Architectural Control Chairman

With the summer now well upon us, many of you will be considering architectural changes to the exterior of your property. I once again remind you to please adhere to the policies and procedures outlined in the Oaks Association Restrictions and Covenants; any such changes are to be submitted to my attention for review prior to the

work being performed. A form is available on our web site for submitting such requests, or you may contact me at copeland61@comcast.net. Additionally, I may be reached at 838-3294. Duplex and condo homeowners: for any of you who are contemplating roof replacement in the near future, here are the specifications for roof tile colors which must be

adhered to: -the color of the tiles on your roof is called "WEATHERED WOOD", and is currently available from 3 manufacturers (Certaineed, GAF, and Tamko). This color is known as "weathered gray" with Tamko. This information has been furnished by Scott Keefer of Keefer Roofing here in Palmyra, and while we make no specific

endorsement of any roofing contractor for you to use, I do wish to advise you of the source of this information. I hope all of you and your families are having a great summer.



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.

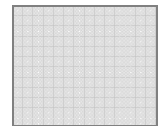
- **What exterior modifications must be approved?** Check the Restrictions and Covenants, plus the 3 amendments, for a list of items requiring approval from the Architectural Control Chairman. Call the Architectural Control Chair for further clarification and to submit your request.

- **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**