

Message from the President (continued)

The April 2020 meeting was a “no brainer” in that our society was largely shut down so it was no time to gather in groups of any kind. The April 2021 meeting was a different matter. There were abundant signs of things getting back to normal and I did receive a lot of urging to at least schedule this meeting. The Board decided not to schedule the meeting as a safety precaution and on the hunch that the meeting would not be well attended. In that same April time frame, 3 Officers were elected to the Board of Directors for the traditional 2 year term. They are Lauren McCullough who now serves as our Secretary and Ed Kenyon (Treasurer) and Helen Bernhardt (Vice-President) who continue to serve in those capacities. Let me assure you that it is the Board’s intention to resume in-person annual meetings in April of 2022.

Another sign of getting back to normal was our annual Garage Sale which was held on May 22nd under sunny skies. I took a lot of pictures of this event and posted them on our website for your viewing pleasure. I would remind everyone that conducting small group and individual Garage Sales is perfectly fine and in no way violates any rules of the HOA. In fact, if you are planning such an event, let me know and I will be happy to advertise it on our website. You should also feel free to advertise on our Facebook Group page for Garage sales or any other event that you would like to share with your neighbors.

Please take advantage of our website at www.palmyraoaks.com as well as our [Facebook page](#) that can be reached by clicking on the Facebook icon at the top of the WEB page. These are great resources and are at your disposal 24/7.

I hereby make my annual plea to all residents to consider running for an Office on the Board of Directors. In April of 2022, the Offices of Architectural Committee Chairman and President will be on the ballot. I encourage all residents to think about it, but especially those of you who may be new to the neighborhood. It is a rewarding experience and not very demanding of your time.

Recently, an Amendment to our Restrictions and Covenants document was proposed and ultimately failed to gain the required 2/3 majority of our 151 households. This Amendment was all about limiting rental of properties in the Development. I personally advocated for the passage of this Amendment because I observed, first hand, the deterioration of a Community where my son lived due largely to an influx of rental clients and, more importantly, the failure of the home owner to maintain the property.

An overwhelming percentage of the votes supported the Amendment among those residents who actually cast a ballot, but that is irrelevant since the 2/3 majority was not achieved.

Several residents who opposed the Amendment defended their votes with reasonable arguments. The strongest of these arguments, in my opinion, was in cases of legitimate financial hardship. This is why the Board decided on a provision to address such cases which was part-and-parcel of the Amendment language.

The real disappointment to me was not that the Amendment failed to pass but that 44 households – 29% of all households – did not even take the time to cast a vote. One word comes to mind...SAD.

I could go on and on about this topic, but let me just say that I think the Community made a mistake in not approving this Amendment and, yes, that is a very personal opinion and I SINCERELY hope I am wrong. We will see.

Thank you,
Jack

Message from the Vice President

Hello Fellow Neighbors,

One of my responsibilities is maintaining the street lights. Two street lights required replacing LED lamps and sensors this year. At this point all the streetlights are in good working order.

Another responsibility is managing the common ground area. Last fall, the culvert in the common ground behind Truman and Hickory Streets began sinking again, the result of a recurring sinkhole. Major work was done this past winter to move the covert forward six feet and place it on a 15 sq. ft. concrete pad so it can drain the storm water coming into the common ground and hopefully prevent it from sinking again. I'm happy to say it is working well!

Also this past fall, Fontana Outdoors repaired and replaced portions of the vinyl fence at the townhouses on Pin Oak St.

This Spring 3 small sink holes appeared in different areas of the common ground. They have been filled with cement.

Greenskeepers was here this spring for our annual weedkiller treatment. Brownie's Lawn service is here again this year mowing the common ground areas.

Finally, please refrain from dumping yard waste back behind the common ground area. The township picks up yard waste the first Monday of each month at your curbside. Grass cuttings should be bagged and put out for trash pick up.

Enjoy your Summer!
Helen

Message from the Treasurer

In accordance with our by-laws, the annual audit was completed by Garcia Garman and Shea, PC in February 2021. The financial statements, December 31, 2020 and 2019 and the 2021 budget have been posted online. We ended 2020 approximately \$4,560 under budget.

Four resale certificates were issued in 2020 for homes in our development. In 2021, 141 homeowners took advantage of the \$10.00 discount on the assessment fee by paying by January 31, while 8 paid the face value assessment of \$185.00 and 2 paid the face value plus an additional late fee of \$25.00. Thank you for making prompt payments of your annual assessments, ensuring that funds are available for timely payment of our financial obligation.

Please remember that if you place your home on the market, you are required to obtain a resale certificate 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 and 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 \$50.00.

Thank you,
Ed

Message from the Secretary

Greetings!

The year 2020 was filled with numerous changes and readjusting of every one's way of life. We have all weathered the storm and it is amazing how much tenacity, strength, and resilience we have. Below are a few reminders going forward for 2021.

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.

It is also very important that homeowners inform the Board of any changes to your email addresses. Please contact one of the Board members so that our records can be updated. Occasionally, email blasts are sent out to alert homeowners to problems such as construction work in the area, a lost pet, a burglary or robbery as well as election news and the yearly newsletter.

We have a newly elected secretary for 2021, Lauren McCullough. Welcome!

It has been my privilege to serve on The Oaks Board for the last several years. We have a wonderful neighborhood with folks who lend a helping hand to each other. My husband and I chose the Oaks 8 years ago and have made it our home! Have a great summer.

Sincerely,
Ann Mease-Shiner

Hi Everyone! Lauren here.

Thank you for the warm welcome Ann. So looking forward to working with everyone as I step into the role of Secretary. As Ann mentioned above, you can contact me with any changes to your contact information at oakshoa.secretary@gmail.com which will ensure you'll never miss an email blast.

I'd also like to mention that my family recently added a Little Free Library to our property at 11 Red Oak Circle. If you are a book lover, please stop by and either take or trade a book. It's for all ages, and I hope it will be a lovely way to have us all connect through the joy of reading.

All the best,
Lauren

Message from the Architectural Control Chairman

Good day to all!

I believe a little introduction is in order, as the regular homeowner's meeting was not held this year due to Covid. My name is Karl Schill and I am serving as Architectural Committee Chairman. My wife, Cheryl, and I have lived in The Oaks since November 2003. We enjoy our beautiful neighborhood and wonderful neighbors.

Just to recap a few of the responsibilities I have as the ACC: I review homeowners' request for exterior modifications, inspect properties for re-sale certificates and keep records of my findings.

Please contact me when planning any changes so that we can make sure all requirements are followed.

Guidelines on exterior modifications can be found on The Oaks website, www.PalmyraOaks.com. Click on the Architectural Changes link or you can email me at oakshoa.acc@gmail.com

I look forward to working with all my neighbors to maintain our beautiful neighborhood.

Enjoy your summer,
Karl

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 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 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; 2020, 2022, etc. and the Vice President and Secretary positions are elected in odd years; 2021, 2023, 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 to meet your neighbors.

The Oaks Homeowners Association

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www.palmyraoaks.com