

The Oaks Homeowners Association  
Board Meeting  
26 Truman Street  
Palmyra, PA 17078  
December 14, 2020

Present: Jack McDonald, President; Helen Bernhardt, Vice President; Ed Kenyon, Treasurer; and Karl Schill, Architectural Committee Chairman (via phone). Ann Mease-Shiner, Secretary was absent due to illness.

The meeting was called to order at 7:05 p.m. There was a quorum of Board members present.

The president opened the meeting welcoming all the board members to the December meeting.

**Vice President Report –**

- The Vice President reported the successful removal of a hornets' nest from a property on Hickory Street. The trunk of the tree containing the nest is on HOA Common Ground while the actual nest extended over a resident's property. Mr. Chuck Rider of Annville was contacted and successfully removed the nest. Mr. Rider very graciously performed this task at not cost. The HOA sent him a modest gift for his generosity. Should any resident need help with pest removal, please contact Jack McDonald at 717-576-2246 and I will gladly provide you with contact information for Mr. Rider.
- The Vice President reported the successful replacement of portions of the white fence near the Townhouses on Pin Oak. Much of this fence was in disrepair. It is a safety fence as there is a steep drop-off on the back side of the fence. The total cost of the repair was approximately \$1,800.

**Secretary Report –**

- The secretary had nothing new to report.

**Treasurer Report –**

- The Treasurer reiterated that the 2021 budget was approved at the last Board Meeting. This document is now available on our WEB site at [www.palmyraoaks.com](http://www.palmyraoaks.com).
- The Treasurer reported that the annual assessment letters are prepared and will be mailed to residents on or about January 1, 2021. The annual assessment fee remains at \$185 with a discount of \$175 if paid before the end of January.
- The Treasurer reported that we are tracking very closely to the current year budget. In fact, our expenditures YTD are approximately \$1,000 under budget. Residents can see all current and historical budget information on our WEB site at [www.palmyraoaks.com](http://www.palmyraoaks.com)

**Architectural Chairman's Report –**

- The Treasurer is working with our Architectural Chairman on the issue of a sink hole on the Common Ground behind portions of Hickory and Truman Streets. The problem centers around a concrete culvert which allows rainwater to be gradually released from the Common Ground to lower elevations beyond the Common Ground. Very simply, this culvert is sinking gradually. This is a recurring problem having last been addressed two years ago this past summer. As with all sink holes, there is no guaranty that ANY repair strategy will be completely successful. Our original intent was to defer any repairs until the Spring, but we may have to rethink that strategy. We currently have one bid for the repair work and are seeking a second.

- The Architectural Committee Chairman reported that he has approved several routine requests regarding modifications to the exterior of some homes and that there are currently no outstanding requests.
- RESIDENTS ARE REMINDED to seek the approval of the Architectural Committee Chairman BEFORE commencing work on your project.

**President Report –**

- The President reported that new residents are now living at the properties at 20 Hickory Street and 63 Pin Oak Street. Please take the time to welcome them in your own way.
- The Board reviewed the HOA's position on the posting of signs on the properties within the Development. It is the decision of the Board to not change the current Amendment to the Restrictions and Covenants regarding this issue. The Board received random input from residents and the overwhelming majority of this input supports not changing the Amendment.
- The next Board Meeting will be held in late January.
- We have reserved the Rothermel-Finkbinder facility for the Annual Meeting in April. Obviously, that meeting is tentative at this time. More information will be provided as time passes.

The meeting was adjourned at 8:30 p.m.

Submitted by  
Jack McDonald, President