

The Oaks Homeowners Association
Board Meeting
45 Hickory Street
Palmyra, PA 17078
February 21, 2013

Present: Don Bliss, President; Jim Graeff, Vice-President; Pat Raskauskas, Treasurer; Mack Copeland, ACC Chair

Absent: Eric Hoffman, Secretary

Meeting was called to order at 7:10PM

There was a quorum of Board Members and no guests.

Vice-President Report -

Common ground: no ground can be added to the current sink holes since the area is wet and the ground was covered by a grass seed carpet this past fall. Having a truck go across the ground to get to the sink holes would only destroy the grass seed carpet till this is established and the area dries out more. Sink holes have been marked off with safety flags as warnings.

Weed spray has been purchased for the rock drainage areas and will be used in the spring as needed.

Street Lights: the one at White Oak Circle was repaired immediately after being reported.

Jim had secured an agreement from Met-Ed to eliminate the existing maintenance contract the Association has been paying at \$8.00 per light per month. Don and Pat signed this and Jim will return it to Met-Ed. With the elimination of the contract, Terry Gingrich will now repair the street lights at an hourly fee and cost of parts. Currently there are enough parts on hand to cover any bulb and sensors needed for at least the next year. With the elimination of the contract the Board finds we will be able to have more flexibility to change to LED lights in the future, save money as the LED lights cost 25% less to operate and have control to have light repaired timely.

Secretary Report –

No report since Eric was absent.

Treasurer Report-

Pat reported the 2011/2012 Audit has been completed and the Accountant is currently preparing the final report.

The Income and Expense Statement from calendar year 2012 was reviewed. The Board was able to transfer \$2,000.00 from the checking into the Money Market at the end of 2012 as a result of income high than the budgeted income and lower than the budgeted expenses.

The Income and Expense Statement from calendar year 2013 was also reviewed. As of 02/21/13, 128 Members have paid the Assessment Fee at the discounted \$155.00 and 8 Members have paid at the \$165.00 face amount. There are 15 Members who have not paid as of yet.

Current balance in the checking is \$23,984.63; Money Market has \$18,693.73 and there is \$21,344.18 in the CD.

ACC Report –

Mack reported there have been no requests since the last meeting with the exception of the ACC checking for history of requests to approve 2 resale certificates.

President Report –

Don reported he has contacted Rothermel Funeral Home at 35 West Pine Street, Palmyra, PA and they are able to accommodate the Association to hold the Annual Meeting on Monday, April 1, 2013 at 7:00PM.

The Board discussed that Eric will need to send an e-mail blast to Members as to the meeting location, date and time. Don will also see if the local newspapers will make an announcement in the calendar events. The new location will also be posted on the website once Don confirms the Palmyra Municipal Building cannot accommodate the meeting.

He will also check with the North Londonderry Twp. Roadway Maintenance to determine if they are going to do any work on the streets in The Oaks this year as previously indicated have the representative speak at the Annual Meeting.

The Annual Yard Sale will also be posted on the website and announced at the Annual Meeting it will take place on 05/18/13.

Neighborhood Concerns –

The free newspapers are thrown in the driveways but due to weather conditions blow into the streets &/or are being delivered to unoccupied homes.

After speaking with a representative of the HOA of London Croft it was determined that if a Member wants to make a request for solar panels to be placed on their roof, there's HOA cannot deny this request based on the government regulations. As of yet, there have been no Members of The Oaks who have made such a request.

Unfinished and New Business –

None

Meeting Adjourned at 8:20PM

Next Meeting: Thursday 03/14/13 @ 7:00PM, 61 Hickory Street, Palmyra, PA 17078

Respectfully submitted by
Patricia Raskauskas, Treasurer
For Eric Hoffman, Secretary
02/23/13