

The Oaks of North Londonderry Twp.
HOA Board Minutes 05/06/14

The Board Meeting was called to order at 7:05PM by President, Mr. Bliss at home of Vice-President Mr. Graeff. Also in attendance: ACC Chair Mr. Copeland and Treasurer Ms. Raskauskas.
Absent: Secretary Mr. Hoffman.

Minutes of the 14th Annual HOA meeting held on 04/07/14 submitted by Mr. Hoffman had been previously approved via e-mails and posted to the website www.palmyraoaks.com.

Vice President Mr. Graeff reported there have been no problems with the streetlights. It's reported that a dip in the common ground holds a collection of rain water. Mr. Graeff reports that a truck load of dirt could fill this in and grass seed could be applied. The Board Members approved this expense and agreed Mr. Graeff should proceed with this project. Mr. Graeff plans to contact Greenskeeper and have them only do one (1) broadleaf spraying. With the funds saved from not applying a 2nd spraying Mr. Graeff has proposed Greenskeeper perform a brush cutting about 4' along the end of the common ground. This was also approved by the Board Members.

The Board had previously discussed having a survey of the common ground but we need a price quote. Mr. Graeff will follow-up on this and advise the Board at a future meeting. If the project is cost prohibited due to the budget, it was suggested we would have the spread across the next few years by only doing one street at a time or survey 10 lots that are next to the common ground. Mr. Graeff and Mr. Copeland explained the street from curb to curb is 35'. From the curb into the yard the township has the right-of-way of 7.5'. Then from there you measure into the property the depth of the homeowner's property. Location of easements was also discussed.

Secretary Mr. Hoffman was absent so there was no report. Mr. Bliss has requested Mr. Hoffman to take the lead on working with homeowner Mr. Hassenbein on proposals made to the By-Laws during the Annual Meeting.

Treasurer Ms. Raskauskas provided the Board with the Income and Expense Statement. She has proceeded with the filing of Civil Complaints against the two (2) homeowners who have not yet paid the 2014 Maintenance Assessment. Hearings are scheduled for May 14, 2014 before the District Magistrate.

Ms. Raskauskas reports Esquire Assoc. Management, LLC of Lancaster, PA has also presented a letter for consideration to act as a Management Company for The Oaks of North Londonderry Twp. HOA.

ACC Chair Mr. Copeland indicated there have been no requests for exterior renovations that would require the ACC review.

President Mr. Bliss indicated he's spoken with the owner of a currently vacant home and indicates that may be put up for sale in August. It was also discussed that a sold sign is on a home on Oak Lane and they have not yet requested a resale certificate. The Board will follow-up with the Real Estate Agent listed to advise this would be required prior to closing.

Ms. Raskauskas reports ads for the May 17th Yard Sale will be in the local papers on May 14th.

Meeting was adjourned at 8:35PM.

Next meeting will be at the home of Mr. Hoffman on July 29th, 2014.

Submitted by Ms. Raskauskas on behalf of Mr. Hoffman. 05/09/14

