

Oaks Homeowners Association Board Meeting
August 18, 2010
103 Truman Street

In Attendance: Don Bliss, President; Jim Graeff, Vice President; Eric Hoffman, Secretary; Pat Raskauskas, Treasurer and Mack Copeland, ACC.

The meeting opened at 7:30PM with a motion to approve the May 19, 2010 meeting minutes by the Treasurer, seconded by the VP, motion was approved.

The Secretary's report included the following topics:

- **Newsletter:** The Secretary reported that the newsletter for 2010 has been completed and mailed out either via email or the postal service to all residents.
- **Board of Supervisors Meeting:** The Secretary presented the board with the minutes from the June 21, 2010 North Londonderry Township Board of Supervisors meeting in which he was in attendance.
- **Website:** The Secretary informed the board that an invoice from Katie Daniels was received for the work she has done on revamping the website. The Secretary also reported that he was going to post that yard trash pick up for the Association is the first Monday of every month.

The Treasurers' report included the following topics:

- **Financial Reports:** The Treasurer reported that \$450 a month was allotted for electricity and the bill for the electricity has been coming in at \$500 a month.
- **Maintenance Assessments:** As of 8/18/10 we currently have all the maintenance assessments, however one homeowner sent in a complaint letter and stated they were not paying the \$25 late fee due to a neighbor at 433 Oak Lane not taking care of their shrubs and grass. The Treasurer has composed a letter to the homeowner stating that the \$25 late fee needs to be paid and if they have a problem a separate letter needs to be written and submitted to the board. The letter was read to the board and the Treasurer was given the approval to proceed with the letter.
- **Balances:** As of 8/18/10 we have \$14,397.80 in our checking account and \$33,379.73 in our saving account (\$16,705.99 in our CD, which will mature 12/12/2010 and \$16,673.74 in our Money Market account).
- **Stamps:** The Treasurer informed the board that she is going to purchase 500 of the forever stamps prior to the rate increase in January.

The Architectural Control Committee Chair's report included the following topics:

- **Homeowner Requests:** The ACC reported that he has received 4 new requests since the last board meeting. All of them notified him via the website. The 4 requests were approved.
- **Maintenance Concern:** There was an issue with overgrown bushes at 40 Red Maple Circle, these bushes have no been trimmed.
- **Solar Panels:** With the rate caps coming off early next year the ACC is going to call Lebanon County and North Londonderry Township and inquire to see about any ordinances or restrictions on solar panels on residences.

The Vice President's report included the following topics:

- **Streetlights:** The VP reported that all streetlights within the association are currently working. The light at East Maple and Truman has been fixed. He also mentioned that a representative from Yale Electric would like to meet with the Board about what they have available and what technology they

have coming along in regards to going “Green” and replacing the existing streetlights with energy efficient ones.

- **Maintenance:** The VP went out to the white fence and determined that the fence is still solid in the middle (the part that the Association owns) and that it doesn't look bad.

- **Common Ground:** The retention pond inlets are looking rough, there are weeds and twigs piled up. The VP is going to look into getting Brownie's to clean one of them up with a chipper. The VP also reported that the wooded areas are getting rough and will look into what can be done to improve those areas.

- **Fire Plugs:** The VP reported that he talked to the Fire Company and they informed him that they are no longer putting the flags atop the fire plugs due to the fact that they are now equipped with GPS and can be easily located.

The President's report included the following topics:

- **Complaints:** A complaint has been brought to the President's attention. At 21 Hickory Brownie's is cutting the grass but is not doing anything to the weeds. The President has talked to them and is going to take care of it. There was an additional complaint regarding the yard at 1439 East Maple Street. The yard is overgrown with weeds and grass. The President is going to talk with the homeowners to resolve this problem.

- **Fences:** A concerned was brought to the attention of the Board regarding a white and brown fence on Pin Oak Street. A lawnmower is unable to get in between those fences to cut the grass. The President is going to look into the situation to see what can be done to correct the problem.

The next meeting will be held on October 20, 2010 at the Secretary's house at 204 Apple Blossom Lane, beginning at 7:30 pm.

The meeting adjourned at 9:15 pm with a motion from the Treasurer seconded by the VP.

Submitted by Eric Hoffman, Secretary