

18<sup>th</sup> Annual Oaks Homeowners Meeting  
Monday, April 2, 2018 at 7:00 pm  
Finkenbnder Funeral Home, 325 S. Railroad Street

The President opened the meeting at 7:05 pm. He announced that we had a meeting quorum, welcomed everyone and thanked everyone for taking the time to attend this year's Annual Meeting.

The President then introduced the Board Members: **The President**, Jim Graeff, jjgraeff92@comcast.net-**The Vice President**, Ed Kenyon, edkenyon@hotmail.com, The **Treasurer**, Deb Blanchard, mdblanchard@comcast.net, **The Secretary** – Ann Mease Shiner, annmease@hotmail.com, The **Architectural Control Committee Chairman**, Tom Zimmerman, tomzimm@gmail.com was not in attendance.

The President introduced the guest speaker, Timothy McGowen, Director of pre-arrangements Finkenbinder Funeral Homes. He spoke about a range of personalized services to suit your family's wishes and requirements. You can count on them to help you plan a personal, lasting tribute to your loved one, and they will carefully guide you through the many decisions that must be made during this challenging time. You are welcome to call them at any time of the day, any day of the week, for immediate assistance or visit their funeral home in person at your convenience.

The president gave a brief history of the Oaks and the developer Dennis Hess. The Oaks has 151 homes, 32 street lights, 14.5 acres of common ground, 3 retention ponds, 7 outlet fences, and 500 link fences. There is a history tab on Oaks web page to read the full story of the development of the Oaks in stages.

Several items discussed were Financials \$5000.00 plus, LED lighting, and common areas. The board is taking on responsibility for some of the common area maintenance, however this is limited due to liability factors.

The president discussed several items, there were 7 resale agreements in 2018. The president thanked the volunteers for all their assistance which has kept cost down for maintenance of the common areas. He also discussed the ACC resale process which can be found on the web page.

**The meeting was turned over to the Vice President** who reported on his responsibilities. The vice president thanked all the homeowners for attending the meeting and thanked all who have assisted in keeping the Oaks in great condition. The goal of the board is to keep the neighborhood in pristine condition for everyone to enjoy. The responsibility of the vice president is to take care of the street lights and the common area grounds.

It has been brought to my attention that a few of our residents are putting grass cuttings in the street. It is very important NOT to do this. Please keep your cuttings in a container and/or on your property, **not in the street**. Waste Management and Lebanon Farms will pick up 6 bags of trash or grass cuttings each week. You may also deliver your grass cuttings to the township. Also, the township truck picks up branches from the curbside on the first Monday of each month.

Brownie Lawn Service has agreed to keep his price the same as last year for cutting the common areas. We have contracted with Greenskeeper to do one broad leaf weed control application in the common areas in May. Both fences in the common area require minor maintenance. Also, the marquee sign needs maintenance which will be discussed at our next board meeting.

We have 32 street lights. Nine have been converted to LED. This has resulted in a savings of \$25 each month on our electric bill. This year we have budgeted to convert six more street lights to LED. If the budget allows, we will convert a few more.

Finally, all suggestions and observations concerning street lights and common grounds are more than welcome, feel free to contact Ed at 717-641-3084 or email [edkenyon@hotmail.com](mailto:edkenyon@hotmail.com).

**The meeting was then turned over to the Treasurer** for the Treasurer's report. An audit of the association's expenses was conducted by Garcia Garman and Shea PC; full copies of the results are currently posted on our website [www.palmyraoaks.com](http://www.palmyraoaks.com). The Treasurer pointed out that a yearly analysis sheet can be found on the table as well as on the association's website.

The Treasurer dispensed reimbursement checks for the maintenance assessment to all officers who have served a full year, in compliance with the 3<sup>rd</sup> Amendment to the By-Laws, dated August 6, 2015.

### **The meeting was turned over to the Secretary**

We have two new incoming board member positions open, President of the board and ACC chair. The members running for the president and ACC chair were attached to the ballots sent out in March. Votes were graciously counted by Helen Bernhardt and Claudia Zulick prior to the annual meeting. There were 38 homeowners in attendance at the meeting.

The count prior to the annual meeting- Incoming president, Jack McDonald 82 votes. Incoming ACC chair runners were Natalie Bucklavich 43 votes and Karl Schill 39 votes. Several additional ballots were handed to the secretary at the start of the meeting giving Jack 86 votes, Natalie 45 votes and Karl 43 votes.

The new president of oaks association is Jack McDonald and ACC chair is Natalie Bucklavich. Congratulations Natalie and Jack and welcome aboard.

We wish to thank Jim Graeff for all his years of service to the board and appreciate the love he has for his neighbors and this community.

The web address is still the same, [www.palmyraoaks.com](http://www.palmyraoaks.com). Homeowners can view such things as past newsletters, Board meeting minutes, the yearly financial analysis, an exterior modification request form, legal documents and announcements. Homeowners can also contact the Board members via email directly from the website. We encourage everyone to submit pictures to be added to the web page.

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

**The meeting was turned over to the Architectural Control Committee Chair.** The ACC Chair was not in attendance at the meeting however his notes are as follows: During 2017 the ACC approved various improvements within the Oaks community.

Several homes were inspected and approved for sale. Several duplex owners painted doors and trim to meet code regulations. The movement to replace roofing with code approved shingles has continued smoothly. Several trees that threatened safety have been removed. Weeds, bushes and trees have been cleared from the common areas where they were growing into fence lines destroying the fence lines.

All in all, we can walk through our community with pride and confidence. Our hopes are that together we continue to work and maintain a high standard that make "The Oaks" a stellar place to live.

Thank you for your support in allowing me to serve you for the past year. We also thank Mack Copeland for assisting me in my absence, and for his on-going commitment to our community!

**The final report was given by the President.** The President thanked everyone in attendance for coming out to the 18<sup>th</sup> Annual Meeting. He asked if there were any questions and several homeowners asked several questions about the roofing and common areas.

The President invited all members to attend our 18<sup>th</sup> Annual Meeting which will take place the first Monday of April 1, 2019 at a location to be determined. If changes are needed, we will note on the web site.

Meeting adjourned at 8:18.

Respectfully submitted,

Ann Mease-Shiner  
Secretary