

21th Annual Oaks Homeowners Meeting
Wednesday, April 7, 2021 at 7:00 pm
26 Truman Street, Palmyra, PA 17078

The President opened the meeting at 7:05 pm. He announced that we had a meeting quorum and welcomed the Board members. This meeting is a replacement for the annual meeting held at Finkenbinder Funeral Home. Due to the pandemic, the scheduled Annual Oaks Homeowners meeting attendance was limited to Board members.

The President then introduced the Board Members: **The President**, Jack McDonald, jw_mcdonald@reagan.com-**The Vice President**, Helen Bernhardt, hbern412@yahoo.com- **The Treasurer**, Ed Kenyon, edkenyon2@gmail.com, **The Secretary** – Ann Mease Shiner, annmease@outlook.com - The **Architectural Control Committee Chairman**, Karl Schill, kschill@gmail.com, and incoming **Secretary** Lauren McCullough, lpmccullough@gmail.com, were in attendance (Karl and Lauren via Zoom).

The meeting was turned over to the Secretary, who noted that the Vice President, Treasurer and Secretary are up for re-election.

The ballots were counted by Elaine McDonald and Claudia Zulick. The count was 87 residents and Ed Kenyon, Helen Bernhardt and Lauren McCullough were elected to a two-year term on the board. Welcome Lauren!

The meeting was turned over to the Architectural Control Committee Chair. The ACC Chair commented on several roofing, fencing and window requests and answered 13 homeowner requests for information. He emphasized the need for homeowners to contact the ACC chair about fences, swimming pools and sheds. These items must be approved by the board and all that information is on the web page. He stated, “do not hesitate to get in touch with any questions you may have going forward”.

The meeting was turned over to the Vice President, who reported on several items since the annual 2020 meeting.

There was one LED sensor replaced in May on Red Maple Circle. Greenskeepers came in the spring of 2020 to spread weed killer on the common grounds. This will be duplicated again this spring. This past summer, Randy Weaver trimmed the arborvitae at the two drainage areas on the common ground and did some trimming around the Oaks entrance sign. In the fall, Fontana Outdoors repaired and replaced portions of the fence at the townhouses on Pin Oak Street.

In the fall of 2020 another sinkhole appeared, close to the same area where we previously repaired the common ground. This winter, work was done by Long's

Excavating to move the cement outlet forward and place it on a cement pad to prevent it from sinking again. This spring Randy Weaver will be seeding the area at the repair site.

We have recently had a complaint about someone dumping yard waste on the common ground. Reminder-do not dump yard waste in or near the common ground areas. Bag it and place it out for trash collection. Larger branches and cuttings can be placed curbside the first of the month and North Londonderry Township will chip and remove.

Recently another small sinkhole has developed in the common ground and has been filled with rock.

The meeting was turned over to the Treasurer, who began by reviewing the audit of the association's expenses which was conducted by Garcia Garman and Shea, PC. The Treasurer pointed out that a 10 year analysis sheet can be looked at on the Oaks website. Normally this document would be on display at the annual meeting, however due to the virus that was not possible. The treasurer went over the 2020/21 budget.

The treasury reported that all homeowner dues are paid in full.

The meeting was turned over to the President, who went over the election results, certified the votes and welcomed Lauren as new incoming secretary.

There have been 3 properties within the Oaks that have sold since the last annual meeting with a fourth that is currently in the sales process. All Resale Certificate fees have been received.

The web site will have new photos added in the next several weeks and we would encourage anyone to reach out with photos for the Oaks Web site and Facebook.

The annual Garage sale will be held Saturday, May 22. The event will be held rain or shine. There will be a bullet point on the Oaks web page as a reminder. The Acorn Newsletter will be published June/ July and will be placed on the Oaks web site.

The newly elected Secretary's biography is below:

Lauren has been a resident of the Oaks since 2018. She received a BFA in Acting from Pace University and has worked as a full time Voiceover talent since 2009. (You can currently hear her ads running for Raymour and Flanigan on TV and Dunkin' Donuts on Pandora Radio). In the past she served as the Secretary for the Student Coalition of her Theatre program, is currently the Assistant Producer for a voiceover conference called FaffCon and is looking forward to her term as Secretary for the Oaks. Lauren loves spending time outside with her now three-year-old who can be seen cruising the neighborhood on a red tricycle so please stop and say hello any time!

Meeting adjourned at 8:30.

Respectfully submitted,

Ann Mease-Shiner
Secretary