

The Oaks Homeowners Association  
P. O. Box 163  
Palmyra, PA 17078

A meeting of the Officers of the Oaks Homeowners Association was held on Tuesday, September 22, 2009 at the home of the Secretary. Present were Don Hassenbein, President; Jim Graeff, Vice President; Eric Hoffman, Secretary, Ray Urban, Arch. Control Chairman and Pat Raskauskas, Treasurer.

The meeting was opened at 6:35 PM. The President asked for a motion to approve the revised minutes from the board's last meeting held on August 18, 2009. The Treasurer made a motion with the Vice President seconding, motion approved.

***President's Report –***

The President reported that there have been 4 resale certificates issued in 2009 and one that is pending sale.

The President stated that there have been 10 hits of utilities during the Quanta Services installation of the underground conduit for Verizon in the Oaks. Comcast has had there line hit 4 times, there have been 2 instances where dog fences have been hit, 2 American Water lines have been hit, 1 Met-Ed and 1 Verizon line.

A letter was then read regarding possible hits of the sewer line. The letter will be kept on file and will call if there are problems in the future.

A letter from the resident of 9 Hickory was read in response to the board's letter sent on August 28<sup>th</sup> pertaining to the unapproved maintenance of the common ground. The President recommended that a response was not necessary and it was seconded by the Treasurer. The Vice President is going to check into a suspended tree top mentioned in the letter and see about the possibility of removal.

The President then asked the board for a definition of "seasonal" which appears in the bylaws and pertains to the parking of boats and other recreational vehicles in driveways. This was in response to a boat being parked in the driveway of 361 Oak Lane. The Vice President proposed the timeframe of November 1<sup>st</sup> to April 30<sup>th</sup> be used as seasonal. This would be the timeframe where boats and other recreational vehicle would not be allowed to be parked in driveways. The Secretary made a motion for the board to consider this definition. The motion passed with a 3 to 1 vote.

***New Business –***

The President discussed the street light contract that is up in 2010 and stated that we can come up with a new contract or look into the possibility of a new contract with someone else.

The President also mentioned that he called Met-Ed to see about having a list of the light post numbers since some of them cannot be found or do not have them. The board agreed to use the closest house number to identify the light posts.

A schedule of the 10 year highway program was passed out for the board to view. The HOA roads will be done over a 2 year span. This scheduled is not set in stone and can and has been revised.

The President passed around the minutes from the North Londonderry Twp's August meeting.

A note/email will be sent to Verizon regarding issues with the installation of their services in the HOA.

***Vice President –***

There are currently no street lights that are out as of September 22nd.

The board approved \$100 to be paid to TruGreen to be spent on spraying the fence full of weeds at Hickory.

The Vice President suggested that the proposal of over seeding and aeration of the common ground would not be necessary with the board being in agreement.

***New Business –***

In the next couple of months the Vice President is going to put a plan in place to go to the homeowners again about the trees in the common ground as long as they can provide a certificate of insurance.

***Treasurer's Report –***

The HOA currently has \$11,929.76 in its checking account, \$14,604.61 in the money market account and \$16,293.37 in the CD.

The HOA's projected revenue up to this point in the year was is \$24,865.00 with the actual amount being \$24,679.64, a shortfall of \$185.36. The shortfall is due in part to the money market account's interest is not where it was expected to be and the early payment of the homeowner's fees.

***New Business –***

The Treasurer presented the board with a draft of the new maintenance assessment invoice. There will be no increase for this upcoming year. The board suggested that a post marked date be added to the invoice.

***Secretary's Report –***

The Secretary is going to obtain meeting minutes from the North Londonderry Twp's meeting in September since he was unable to attend the meeting on September 21<sup>st</sup>.

The President proposed that the HOA go back to Kathy as the webmaster for the association's website. The Secretary stated that he had someone else that would be the webmaster for less money but the board voted to resume services with KSD Communications.

***New Business –***

No new business at this time.

***Architectural Control Committee Chair Report –***

The ACC updated the board on the number of recent homeowner requests that are pending and that have been approved. There has been one request since the last meeting and that request was approved.

There was an inquiry from 2 Pin Oak to put a swing set in the rear yard but there is no rear yard at that residence. The ACC advised them that they could put the request in but it would be denied.

The ACC asked the board to have approvals done by homeowner's not by address just in case that homeowner gets an approval and moves without the work being conducted. The new homeowner would then have to put in their own request for that work to be conducted.

***New Business –***

No new business at this time.

***Conclusion –***

The Board set the next meeting date as November 17, 2009 @ 6:30 PM @ the Vice President's. On a motion from the President and seconded by the Vice President the meeting adjourned at 8:20 PM.

Respectfully submitted on October 2, 2009 by the Secretary.

Eric Hoffman  
Secretary  
The Oaks Homeowners Association