

12th Annual Oaks Homeowners Annual Meeting
Monday, April 2, 2012 at 7:00 pm
Palmyra Municipal Building, 325 S. Railroad Street

The President opened the meeting at 7:00 pm. He announced that we had a meeting quorum, welcomed everyone and thank everyone for taking the time to attend this year's Annual Meeting.

The President then introduced the Board Members: **The President** - Don Bliss, armerlec@aol.com. **The Vice President** - Jim Graeff, jjgraeff92@verizon.net. **The Treasurer** - Pat Raskauskas, taverntreasure@aol.com. **The Secretary** - Eric Hoffman, huff20@yahoo.com. **The Architectural Control Committee Chairman** - Mack Copeland, copeland61@comcast.net.

The President then introduced the guest speaker, Mike Devaney of Waste Management. Mike informed the homeowners about the importance of recycling. The price of diesel fuel and trash disposal is on the rise. Building landfills is expensive and Waste Management is trying to divert everything away from those landfills. By recycling we are cutting down on the use of fossil fuels. Waste Management is moving towards automation that will involve one driver that will be able to service 150-200 homes an hour. Other programs that will be coming our way are yard waste collection and food waste recycling. Yard waste would be collected every other week and food waste is currently being used in Philadelphia at Lincoln Financial Field. Homeowners should have received a 96 gallon recycling bin with a yellow top. This is going to be used with the one stream system recycling system where all recyclables can be thrown in there all at once and collected every other week and then it is sorted at the recycling center. A list of everything that can be recycled was provided with the recycling container.

The meeting was turned over to the Vice President who reported on his responsibilities. He noted that there are 32 streetlights and approximately 14.5 acres of common ground within the homeowners association. For the most part all of the lights were fixed by Met Ed within 48 hours of going out. The exception was the one on Apple Blossom Lane. These lights on Apple Blossom Lane are the oldest lights in the development and different from the other lights within the development. This light was drying out. The Vice President looked into the possibility of LED lights he priced them at \$1700 a light compared to \$700 for the traditional lights. Two entire light fixtures were purchased just in case another one dries out or is in need of replacement. The Vice President also has an extra 3 globes in his basement for any future repair.

The Vice President informed the homeowners that the heavy rains in September brought with them the development of several sinkholes, with one of them being major. Brownie's Lawn Service Inc., brought in soil to fill these sinkholes. There are a couple of other ones that are still being filled due to settling over the winter. Brownie's will mow the common ground again this year, the price for his services this year went up by \$5 compared to last year. Greenskeeper will be handling the weeds in the common area this year.

The Vice President has set off smoke bombs in the past on the common ground in hopes of reducing the number of ground hogs. In the coming weeks and months he will be looking at setting off more to continue to reduce the groundhog population.

Question: What is the Board doing about the dead trees in the common area?

Answer: The Vice President has removed and will continue to remove dead trees that are a danger to houses. He is currently working to get rid of a few trees at a time.

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. 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 then reported that there are currently 4 outstanding maintenance assessments, a second late notice was sent out to them informing them that they now owe \$190.00. They will then be turned over to our lawyer to be resolved. We offered a \$10 discount this year for early payment, 130 homeowners took advantage of this

opportunity, 12 homeowners paid at the face value of \$165, 5 homeowners paid the face value plus the \$25 late fee and 2 homeowners paid the face value but did not include the \$25 late fee.

We currently have \$21,892.29 in our operating budget (checking) and \$21,165.99 in our CD and \$16,685.94 in our money market account. We have a reserve (capital improvement) of \$37,851.93, keeping in line with Board's policy of holding no less than \$25,000 in reserve. This past year we moved \$2,000.00 of surplus from the checking account and added it to our CD. Currently we are receiving .05% interest for our money market account and 1% for our CD. This year we also had added income due to the fact that 13 homes were sold in the Association and required resale certificates. The Treasurer dispensed reimbursement checks for the maintenance assessment to all officers who have served a full year, in compliance with the 1st Amendment to the By-Laws, dated May 25, 2005. Our annual yard sale will be held on Saturday, May 19th starting at 7 am, this year we sent out notices of for the yard sale to all homeowners in with the maintenance assessments.

The meeting was turned over to the Secretary who indicated the website is fully up-to-date as of the meeting. The web address is still the same, www.palmyraoaks.com. Homeowners can view such things as past newsletters, board meeting minutes, the yearly financial analysis, exterior modification request form, legal documents, announcements and homeowners can also contact the board members via email directly from the website. The Secretary mentioned to the homeowners that he is currently working on developing a facebook page for the association. If you are a member of the association you can request to be added as a "friend" then the Secretary will make sure that you are a current resident and if you are, you will be added and have the ability to converse with other homeowners as well as get updated on the latest developments.

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. In the last email blast that was sent out a number of emails were sent back as being undeliverable. With the addition of Verizon in our area if you switch over please inform the board of those changes. 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 Secretary reported that there were no volunteers interested in running for the open positions of President, Treasurer and Architectural Control Chair. Luckily the current board members in these positions have agreed to stay on the board. We posted notices on the internet, sent a mailing out with the maintenance assessment, sent out numerous email blasts and also sent out ballots for the opportunity of obtaining write in votes. This upcoming year, if we do not secure volunteers to run for positions, we might have to look into the cost to hire a managing agent since we are having a lot of problems getting homeowners to volunteer to run for positions. It is important to have multiple homeowners to run for positions just in case a board member would have to step down during his or her term then we would then be able to go back to the last election to have a back up person to step in to finish out the remainder of the term. The Secretary mentioned that if anyone is interested in running for the positions of Secretary and Vice President in the next election they are welcomed to come to a board meeting to see what all goes on at one of our meetings. The Secretary announced that 81 homeowners returned their ballot for the election. There were no write in votes for any positions. The current President, Treasurer and Architectural Control Chair received all 81 votes each.

The meeting was turned over to the ACC Committee Chair. The ACC Chair noted that all exterior changes on homeowner property must be approved by ACC. The ACC Chair reported that there were 13 requests from last years annual meeting, 11 of them were approved, and 2 of them did not require approval. The ACC informed the homeowners that no matter how minor they may think the modification or change is to please fill out an exterior modification request just in case or to contact him so that there will be no problems when the homeowner goes to try to resale the property. The ACC Chair also informed the homeowners that he is currently working on placing an identifier out on the website that will allow all the homeowners to see the color and manufacturer of the shingles that were used when building the properties within the association. This will help assist the homeowner if shingles or the entire roof would need to be replaced.

The final report was given by the President. The President informed the homeowners that dandelions and weeds detract from the appearance of the association so please keep up with your properties and preserve the beauty of the Oaks. The President also announced that he is currently working on getting homeowners of our association to be able to join a credit union. More information on this will be made available in the upcoming board meetings. The President finished by discussing the importance of homeowners volunteering to run for board positions. It would cost homeowners over \$100 a month if we needing to get a managing agency due to the fact that we weren't able to fill open board positions.

The President thanked everyone in attendance for coming out to the 12th Annual Meeting. The President invited all members to attend our 13th Annual Meeting which will take place the first Monday of April 2013 at the Municipal Center in Palmyra, starting at 7:00pm. Next year the Vice President and Secretary positions will be up for election and homeowners are encouraged to consider running for one of these offices.

There were 21 of the 151 homes represented at the annual meeting.

Meeting adjourned at 8:35 p.m. with a motion from Pat Raskauskas and seconded by Don Hassenbein.

Respectfully submitted,

Eric Hoffman
Secretary