

The Oak's HOA Board Meeting  
5/5/11  
103 Truman Street, Palmyra, PA 17078

In Attendance: President Don Bliss, Vice-President Jim Graeff, ACC Mack Copeland and Treasurer Pat Raskauskas.

Absent: Secretary Eric Hoffman

Meeting was called to order at 7:30PM

Minutes from the 3/21/11 Meeting were approved by Vice-Pres.; 2<sup>nd</sup> by ACC

Minutes from the Annual Meeting on 4/4/11 Meeting were approved by Vice-Pres; 2<sup>nd</sup> by ACC

Vice-President Report:

- Contract with Greenskeeper was approved for weed control on the common grounds. They will spray between May and Sept., 2011.
- Tyson Fence will make the repairs to the fence on Pin Oak at the cost of \$525.00.
- Groundhog activity will be address within the next few weeks.
- Streetlight on Apple Blossom Lane not yet repaired. We are waiting parts from Dauphin Electric. (President will send an e-mail to the resident on Apple Blossom Lane to appraise them of the status)
- Apple Blossom Lane has the older streetlights and Vice-President is attempting to obtain a parts book from the company in New Jersey for our Electrician.
- Common area is in good condition and Vice-President recently spot sprayed weeds at the fence line.
- Wall and patio located 87 Pin Oak Street which extends onto common ground/ easement will need to be removed prior to residents moving on 5/15/11. (President will again contact residents. If issue is not resolved then Board has agreed President will go to District Magistrate to file charges of trespassing).
- Vice-President reports he's written his report for an upcoming newsletter.

Secretary Report:

- Absent

Treasurer Report:

- Current assets: \$24,589.69 in checking, \$14,679.31 in the Money Market Account and \$20,972.62 in the CD.
- All invoices are paid to date.
- Budget is in line with what was projected however we are paying almost \$600.00/mo. on electricity.
- Ads have been placed in the local newspapers for The Oaks Annual Yard Sale on Saturday, May 14, 2011.

ACC Report:

- Since the Annual Meeting there have been 3 ACC Requests and all approved:  
103 Truman Street for a firepit and sitting wall at the side patio.  
417 Oak Lane for a patio extension with roof.  
27 Pin Oak for a 10x10 shed
- Resale Certificates were approved for:  
454 Oak Lane and 27 Pin Oak Street. Any ACC changes were previously approved.

President Report:

- A formal complaint was received by a member of the HOA concerning the posting of rental property on Apple Blossom Lane.  
Board Meeting notes from 3/23/10 were reviewed and the Board at that time had agreed to adopt the rental agreement used in London Croft. Any persons renting their home in The Oaks' HOA &/or the renting agent would give a copy of the R&C to the renters. A copy of the 6 month lease would be given to the President of The Oaks' HOA and the renters are not permitted to make any ACC requests for exterior changes.  
The President reviewed that lease procedures had been previously provided to 53 Hickory Street and 21 Hickory Street by the preceding President on 4/5/10.  
President will send a response to the formal complaint.
- President will prepare his article for the website & upcoming newsletter with particular attention to cover issues on maintenance of the yards and speeding.

Meeting adjourned at 8:45PM

Next Meeting scheduled for 7:30PM on 7/7/11 @ 45 Hickory Street

Submitted by Treasurer on behalf of Secretary.