

## MEETING OF OAKS HOMEOWNERS' ASSOCIATION

June 8, 2000, 6:30 p.m.

353 Oak Lane

Meeting Minutes

Attendees: D. Hassenbein, P. Raskauskas, M. Giordano, R. Druby

Guests: D. Hess

**Introduction:** Don Hassenbein introduced Dennis Hess to the members of the Board and the Board Members spent a few minutes getting to know one another.

### **Turnover of all pertinent information and documents by Dennis Hess.**

Dennis Hess provided us with a summary of the bills normally incurred by the Homeowners' Association, which included lawn mowing, electric bills in the amount of \$330 per month and an insurance bill of approximately \$182 per year. Arrangements were made to have the checking account's authorized signatures changed to Don Hassenbein as President and Mike Giordano as Treasurer. Dennis also provided the corporate book and a computer disk with the names, addresses and lot numbers of everyone in the development. The total number of homeowners in the development is 121. Dennis explained that the first 38 lots in the Oaks are not part of the Homeowners' Association.

Dennis spent some time going over the street light situation with GPU. He indicated that GPU will replace photocells and light bulbs. As of May 30, 2000, GPU has a new system for handling repairs. The contact at GPU is Ray Hoffman. They have provided us with forms to fill out which are to be faxed to them regarding repair items. Dennis pointed out that not all of the streetlights have ID numbers. The last request submitted to GPU was on May 30 for streetlight 434. There are approximately 30 to 33 lights in the development and the \$331 per month in electric bills includes maintenance charges. The contract on those lights runs for 10 to 15 years.

With regard to insurance, the Homeowners Association has a policy with Erie covering the common land. The policy runs from February 19, 2000 to February 19, 2001. Dennis was unsure whether there was officer's coverage and sinkhole coverage on that policy. Pat will investigate that issue further.

Dennis also covered some potential problems within the development. He advised us of a problem he had had at 1427 East Maple where the resident had posted a sign protesting Landmark's construction. Dennis indicated that that problems appears to have been resolved.

Dennis indicated that there is \$16,303.78 in the checking account. He estimated that this year 20 to 25 more families had moved or will be moving in and will be paying a pro rata share of those homeowner's assessments. He also advised us that Lot 160 is the last single family stand-alone home to be built. He also advised us that the last duplex has been built.

Dennis also indicated that Keith Kilgore, North Londonderry Township solicitor is preparing the paperwork for dedicating the streets. There was a discussion about what is to be done with the Oaks sign on Apple Blossom. It was decided that we would at some point talk to Len Chimel to see if the sign could be removed by the end of the year.

Finally, Dennis indicated that Lot 49 had made a pool and fence request which he has previously approved.

### **New Business**

- A. **23 Pin Oak (installation of above ground pool)**. The homeowner at 23 Pin Oak has made a request to put in an above ground pool. The pool will be dug into the ground 2 feet and will be above ground 2 feet. There was no provision made for fencing. The Board decided unanimously that the pool request could not be accepted as proposed as it did not provide a proposal regarding a fence required by Section 5.08 of the By Laws. Other members of the Board believe that the pool should be flush to the ground. Therefore, the Board decided to forward a letter to the homeowner advising of those requirements and suggesting that a further proposal be submitted.
- B. **1414 East Maple (landscaping of front yard)**. A proposal was submitted by the homeowner of 1414 East Maple to erect a fence to provide a visual screen and sound buffer between the neighbor's driveway and her home. The homeowner represented to the Board that the neighbors had been in approval of the fencing and no one has raised an objection to the proposal even though the fencing had been erected prior to the homeowner's request. The Board decided that, since the neighbors were pleased with the design, the request was approved. A letter was forwarded accordingly.
- C. **10 Truman (erratic street light)**. Don indicated that he would look into the issue and handle it further.
- D. **By Laws review**. The Board, in assessing the requests in subparagraphs A and B above briefly reviewed the By Laws and each Board member has a copy for further review.
- E. **Communication with homeowners**. The Board has decided to forward a letter to the homeowners indicating that we have had our first meeting and that, while there have been some improvements made on property without prior Board approval, we are notifying them that, from now on, they should review the By

Laws and make requests for improvements to the Board accordingly. We will be also happy to supply copies of By Laws to people who may not currently have their copy.

- F. **Annual planning meeting.** The Board decided to hold the annual meeting next summer. A vote was taken on the term of Board members and it was unanimously decided that the terms would be for a two-year period.
- G. **Wal-Mart opening.** The Board discussed the future opening of the Wal-Mart on 422 across from the development. The Board did not anticipate any traffic impact.
- H. **Time sensitive issue.** The Board did not have any further time sensitive issues to address.
- I. **Any other issues.** Pat raised an issue with regard to whether residents/homeowners could park vehicles on the street instead of their driveway or garages. The Board reviewed the By Laws and determined that, with the exception of certain vehicles specifically enumerated in the By Laws, there is no prohibition to parking passenger cars and trucks on the street.
- J. **Next meeting scheduled.** The next meeting was scheduled for the first Thursday in August at 6:30 p.m. It was tentatively scheduled depending upon the availability of the Board members.

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Richard B. Druby, Secretary