

## MEETING OF OAKS HOMEOWNERS' ASSOCIATION

JUNE 20, 2001

### Meeting Minutes

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

1. Common ground – review photo's taken by Don to evaluate and determine extent of the common ground.
2. Prior minutes – Annual minutes of June 2, 2001 were approved and Ron Burke was welcomed to the Board by Don.
3. Common ground – discussion as to the access area Cheney Landscaping has to cut via way of Apple Blossom Lane. This led into the discussion as to what we do when homeowner's plant or build and what action should be taken in the future. It was determined that plantings are okay as long as it doesn't impede on access to the common ground. However, fences and walls can only be 25' from house to property line or we'll (OHA) will pay for removal and bill the property owner. The Board approved that letters of our intent will be sent to those homeowners currently involved in this situation.
4. Common ground fence – it was discussed that the townhouses now have a drop-off and quotes for fencing at this area should be addressed. Ron will follow-up on fencing quotes.
5. Dead trees – these are apparently next to the common ground and Ron agreed to follow-up on cost and removal.
6. Common ground usage – Don reports that residents of Forrest Glen have complained that children of the Oaks are utilizing their playground area. Ron suggested we might want to consider a playground on the common area but this was opposed by both Pat and Mike.
7. Cheney Landscaping – Doug reports that because some homeowners cut on the common ground he's not cut as much area. The Board agreed that although homeowners can continue to do this, Don will send them a letter that they are not required to cut grass in the common area since that's part of our contract with Cheney Landscaping.
8. Trash Collection – results of our drive to utilize Waste Management were discussed and Don indicated he'll proceed to distribute recycle containers.
9. Resale Certificate – the Board approved the certificate on Gillespie, 27 Pin Oak St. Don notes that the certificate now needs to be approved when there's a downpayment on a property vs. doing this on date of closing.
10. Review Letters – Complaint from 35 Truman Street (Hartwell) that fence and run-off area initially done by Dennis Hess was not being taken care of. The Board agreed that Don will request Cheney Landscaping give us a quote as to making this presentable. Don agreed to advise homeowners of our intent to make a correction on this area.

457 Oak Lane (Garman) requested post approval on an 18' flagpole and landscaping. Ron agreed to check as to some issues the Board had with this and advise. ADDENDUM – based on the findings, flagpoles are approved and the Board has acknowledged the same.

1438 E. Maple St.(Feeman) requested post approval on landscaping. Provided drainage easement is okay, the Board approves.

10 Pin Oak St. (Stanley) requested approval on landscaping and the Board approved.

77 Hickory Street (Burke) requested approval on deck and the same was approved by the Board so long as it is similar to neighbors at 47 Pin Oak Street.

79 Pin Oak Street (Johnson) requested approval on patio within 2 feet of property line and on the easement. Approved but noted it's to be in accordance with the zoning ordinances & by-laws.

79 &75 Pin Oak Street request for landscaping at the electric box was approved.

148 Apple Blossom Lane(Erb) post approval and waiver of access to common ground was approved conditionally and Don agreed to address a letter to this effect.

1434 E. Maple Street (Donmoyer) request for shed in the backyard was not approved but homeowners would be contacted for neighbors concurrence before the Board would reconsider.

Koepfler request for post approval of swing set was approved by the Board contingent the foundation is 2' from the property line as stated in their request.

14 White Oak Circle (Motter) request for planting shrubs provided they are back far enough to consider growth to only the property line.

441 Oak Lane (Bohr) requested post approval on a fence but after review of the zoning ordinances and by-laws the Board concurred that Don would give the homeowners notice the fence needed to be moved on the right side of the property line adjacent to Red Oak Circle.

103 Truman Street (Raskauskas) post approval for landscaping done at the mail box was approved by the Board.

11 Red Oak Circle (Sechman) request for basketball hoop to be erected adjacent to the neighbors property was not approved by the Board but homeowners would be notified that it's the recommendation it would provided they relocate to the back of the driveway.

11. Enforcement of By Laws – we agreed to table this till we get a response on the Opinion Poll.
12. Legal Representation – the Board approved Nestico & Druby to represent our interests.
13. Report from Ron – curbs in the townhouses need to be looked at. Cars are bottoming out. Don has spoken to both Cliff Weaver and the Planning Commission. It was also discussed at a recent closing that Dennis Hess may be responsible. Don will follow-up on this and the Board concurred if he would need to get legal counsels help that is approved.

Don reported the shrubs at the townhouses will be done in 2 wks. and they will be having uniform mailboxes.

Patricia A. Raskauskas .

Patricia A. Raskauskas, Secretary