

Meeting of The Oaks Homeowners' Association

September 18, 2002

Meeting Minutes

Attendees: R. Stanley, R. Burke, B. Burkholder, P. Raskauskas
Mark Krotulski and Chris Yocum

1. President Report: It was brought to the attention of the Board that the 80 acres and farm owned by the Heirs of Robert Bucher would be up for auction on 11-4-02. Discussion ensued as to the prospective owners ability to break-through Truman Street and Hickory Lane. It was determined that the Vice-President would check with the Township if that would be permitted and accepted. Verbal complains concerning the activity in the garage at 1443 East Maple were discussed. As the Covenants indicate any complaints must be in writing, it was determined that no action can be taken by the Board. It was also brought to the attention of the Board that 164 Apple Blossom has erected a swing set without pre or post approval of the Architural Control Committee. A second letter would be addressed to the homeowner with notice as to the violation of Sec. 5.07 of the Declaration of Restrictions and Covenants. Resale certificates have been issued for: 53 Hickory St., 18 Truman Street, 433 Oak Lane, 350 Oak Lane, 1414 East Maple St. and 1423 East Maple Street. It was reported that the developer, Dennis Hess would not commit to providing any assistance with the sinkhole on the common ground. The possibility of reserving funds into a CD or savings will be addressed after annual dues are paid for 2003. The President also indicated she would be reviewing the current contract with Cheney Landscaping.
2. Vice-President Report: All the streetlights are in working order as of this meeting. The weed and feed on the common ground was successful. Temporary fencing around the sinkhole was discussed and the cost of \$35.00/hour to open up the hole to see what's causing the problem was proposed. Mr. Hess advised the Vice-President that we can obtain dirt to fill this from his current development (Olde Stone Way) but of course it would be at the cost of The Oaks HOA. As there was a complaint at the 2002 Annual Meeting about the fence on the common ground reflecting a glair from the poles, it was suggested that these could be spray-painted. Finally, the North Londonderry Township was acknowledged for repairing the curb situation in the Pin Oak Circle. The Secretary would send thank you notes.
3. Treasurer Report: As of Sept. 18, 2002, it's reported that we have a current balance of \$4,492.02 in the budget. Anticipated cash ending as of 12-31-02 will be \$2,308.22 based on projected expenses for the remaining 4th quarter. The proposed budget for 2003 was reviewed and some minor adjustments were made in the insurance, legal counsel and repairs categories.

4. Secretary Report: The Minutes from the June 10, 2002 meeting were accepted and approved.
5. Architectural Control Committee Report: The stockade fence at 18/22 Truman Street has yet to request post approval from the ACC. It was noted that the seven (7) town homes at Pin Oak Circle have only 18' back yards and can not comply with the Zoning requirements of 25' for any landscaping. The Architectural Requirements proposed to be disbursed to all homeowners with the invoice for 2003 dues was reviewed. Corrects and suggestions on language was added by the Board of Directors. The entire section on Pools would be deleted and the subject would be brought up for a vote by all members of the HOA at the 2003 Annual Meeting. Sec. 6.02 concerning no commercial enterprise and sign restrictions would be added to the Architectural Requirements to be disbursed to homeowners with the 2003 dues invoice.
6. Next Meeting: Dec. 4, 2002.

Patricia A. Gaskauskas
Secretary.