

Board Meeting  
of The Oaks Homeowners' Association

September 15, 2004

Meeting Minutes

Minutes of The Oaks Homeowners Association Board

A meeting of the Oaks Homeowners Association Board of Directors was held at the home of Robin Stanley on September 15, 2004. The meeting was called to order at 7:30. Present were Robin Stanley, Ted Shipway, Marcia Perrotti, Ron Burke, and George Raudensky.

A discussion was held on the mowing expense for mowing the common ground. The contract to mow expires 12/31/04 and mowing represents the largest single expense in the annual budget. The merits of not mowing the common ground were discussed as well as possible alternatives. The areas cannot get higher than 14 inches tall. Robin will put an item in the next newsletter soliciting ideas from the community.

Robin also read a letter from Lebanon County regarding the fill placed in the common ground. Ron Burke said he would take care of the fill.

Robin also reported that the work has still not been completed on the drains in the retention areas. Robin will follow up with the bond holder to determine whether funds are available to sue the builder if required. She will also contact our counsel since they requested notification if the work was not completed by August 31.

The owner of 39 Red Maple Circle has refused to remove the dog kennel now in his side yard. Robin sent two letters which received no response. She did receive a very direct phone call from Mr. Lynch indicating he was using the container for his garbage cans. It was noted that no request for a garbage can enclosure was submitted from Mr. Lynch. The Board determined that this matter must not be allowed to stand. Robin will pursue notification from counsel.

A formal complaint from a group of homeowners on Oak Street was read. They are requesting Board involvement in their dispute with LondonCroft developers regarding the requested removal of Walnut trees bordering their property. The Board unanimously agreed that this was not within the scope of responsibility of the Association and would provide a response to the homeowners wishing them well in reaching an agreement with the developer.

Ron Burke asked if he should proceed with fencing the sink hole in the common ground. He was asked to hold on that.

Ron was asked to follow up on requesting one final spray for weeds in the common ground. The spray should be weed killer only and no feed.

George asked about the dead tree in the common area. Ron will follow up on getting that removed. The meeting adjourned at 8:55 p.m.

Respectfully Submitted:

Marcia Perrotti

Secretary

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