

MEETING OF OAKS HOMEOWNERS' ASSOCIATION

October 16, 2001

Meeting Minutes

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

1. Prior minutes – Meeting minutes of 8-29-01 were approved.
2. President Report – Complaint of the basketball hoop at 11 Red Oak Circle remains an issue. It was agreed that a letter of notice would be sent to the homeowner they have 20 days to move the location of the hoop and/or the next notice would come from our legal counsel. The water retention area will be repaired the 3rd week of March 2002 by Cheyney Landscaping.
The President notes that in a recent newsletter from the Township, brick mailboxes are of some concern and that the Township recommends these type of fixtures should not be installed. In a conversation with Gordon Watts, Twp. Supv. with the President, Mr. Watts indicated that notice had been sent in order to minimize liability of the Township if an accident occurred (citizen accident or township accident such as snow removal) and that the Township was not looking to have existing mailboxes removed. It was agreed that since the Township has put all residents on notice, the HOA Board would take no further action.
Requests from: 425 Oak Lane for pre and post landscaping changes were approved.
16 Hickory Street tree planting request was approved.
77 Hickory Street landscaping was approved.
103 Truman Street shed location was approved.
30 Truman Street landscaping request was approved
329 Oak Lane post approval for landscaping, pool, basketball pole & brick mailbox (conditional based on Township notice and suggestion that homeowner verify with their homeowners insurance that they will cover accidents associated with the mailbox).
1411 East Maple Street post landscaping project approved.
321 Oak Lane rear deck project currently under construction was approved.
The common ground deed is expected within the next 2-6 weeks.
The homeowners cars within Pin Oak Circle are still scrapping. Cliff Weaver has been given notice and attributes it to the crown of the road being too high. As this street has not yet been turned over to the Township, this issue would again be addressed by looking at each driveway on an individual basis by the HOA President & Vice President. (Note: subsequent notice sent to 10 homeowners that they must submit copies of their complaint letters to Landmark and Dennis Hess in order for the HOA to assist in resolution).
Ms. Stanley reports that she is unable to participate on HOA Board.
3. Vice- President Report – The fencing in Pin Oak is to be done by Tyson the last week of Oct. and completed by 11-1-01.
Ebersole has not returned phone calls to discuss repair of water run-off at 15 Hickory Street. The landscaping behind the townhomes was not done properly and VP believes this needs attention.
The common ground behind Pin Oak needed mowed by Cheyney and VP approved rental of a brush hog to do the area in the amount of \$150.00. It was agreed by the Board that this expense was post approved but that all future extraordinary expenses must be approved by the Board prior to completion.

4. **Treasurer Report – Current balance in the HOA as of 10-15-01 stands at \$13,154.19. Invoices from Palmyra Fence Company was approved and Treasurer will check with legal counsel to determine what to do with the fence removed from the common ground at 27 Truman Street.**
5. **Secretary Report – Old Town Sign Company has been notified that the HOA Board will be considering an entrance sign to be created and installed in the spring of 2002.**
6. **Next Meeting – December 11, 2001 at 6:00PM. Annual invoices for dues & election ballots will be addressed to send to the homeowners.**