

Annual Meeting Minutes

May 23, 2002

Palmyra Municipal Building

7:00PM

2002 ANN MTG

President Report: Current Board Members were introduced and Members of the Architectural, Maintenance and Nominating Committees were announced. The Mission of the Association as read from the By-Laws was Article V which covers the responsibility of the HOA to maintain Lot 50A, the 14.399 acres of common ground.

The HOA members in attendance were reminded that the Board and now the Architectural Committee continues to accept both post-approval and pre-approval landscaping requests. As of the meeting date (5-23-02) any requests should be sent to Mark Krotulski, Senior Member of the Architectural Control Committee.

It was reported that the HOA maintains the 32 streetlights and the entrance sign in accordance with the By-Laws.

A summary of the action the Board took over the past 2 years was highlighted which included responses to the resale certificates; repair of the streetlights and work on the common ground including the instillation of a safety chain link fence, the weeding and feeding that has been applied to minimize the weeds and the most recent development of a man-made sink hole that will be repaired. The common ground access problem was also being repaired and the trees damaged from lighting are being removed so as not to cause a safety hazard.

It was reported that the farmland behind the homes on Oak Lane would be up for auction later this year and that to include any homes that may be developed there would require 2/3 approval of the existing HOA of the Oaks. Extensive details and discussions were on easements, zoning ordinances and permits. Complaint letters were discussed and it was noted that the Board appreciates any suggestions.

Treasurer Report: In the absence of the current Treasurer, the President reviewed the Income Statement prepared and presented to all HOA member in attendance of the Annual Meeting. Of note, was the breakdown of the \$100.00 association fee and how this is disbursed for expenses over the year. Also of note is that the out-going Board has announced that the Association Fee for 2003 would be \$125.00.

Election Results: The out-going President announced that Robin Stanley has been elected as President of the Board and Bridget Burkholder has been elected as Treasurer effective following the meeting.

Vote to Waive Sec. 5.08 (Privacy Fences): The Board notes that there are currently 3 members of the HOA in violation of Sec. 5.08 of the Covenants that restrict privacy fences. It was determined that we would take a vote at this Annual Meeting to see if this restriction should be lifted. The results are that 15 members voted to have this lifted and 68 members requested that this section be upheld and that privacy fences not be permitted within The Oaks development.

Homeowners Suggestions and Requests: It was suggested that we go after the Developer for the sinkhole problem that has appeared on the common ground, as there may be hazard materials that

were dumped there.

The Board was reminded by one of the members that a "warning sign" is to be placed on the fence at the common ground area.

Several verbal complaints were made by one of the members of the HOA that the chain link fence installed on the common ground is an "eyesore" and claims when the sun reflects off this it causes his wife to have headaches. He voiced his opinion that there was no need for this and that no one should be on the common ground.

Another member of the HOA voiced his complaint that the Board has no right to tell him how to landscape his property and that he will not request a pre or post approval at any time.

Suggestions were made that a playground be put on the common area but it was discussed that there would be no access (or limited access from Apple Blossom Street) without going through private property from Hickory Street.

The Board was reminded that the retention pond behind 17 Hickory Street is again washed out and this will need to be addressed.

The Pin Oak St. (circle) curb situation was discussed and as reported by the President, this will be addressed in the not too distant future by the Township.

It was suggested that the "free" papers should not be delivered &/or be placed in the proper slots in mailboxes. The Secretary suggested that each homeowner would have to contact the publisher directly to either discontinue disbursement &/or proper placement for distribution.

Any street &/or Maintenance problems should be addressed to V.P. Ron Burke (i.e. street lights that are out or need repaired).

It was announced that Pam Shank has volunteered and will organize the Annual Yard Sale for this year and on an ongoing basis.

Next Meeting: The next Annual Meeting would be held on the first Monday in April 2003 at 7:00PM according to the By-Laws.

If there are any suggestions, concerns or comments, please contact the webmaster, Kevin Burkholder.

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The Oaks Homeowners Association

Income Statement

	<u>2003 budget</u>	<u>2002 budget</u>	<u>2001</u>	<u>2000</u>	<u>1999</u>
Cash - Beginning	\$ 980.66	\$ 9,290.66	\$ 13,068.60	\$ 7,731.66	\$ 4,454.04
Homeowner Dues	15,100.00	15,100.00	13,600.00	11,982.68	8,666.42
Homeowner Dues - move ins during year	-	-	858.59	-	-
IRS Refunds	-	-	1,800.47	-	-
Total Income	15,100.00	15,100.00	16,259.06	11,982.68	8,666.42
Expenses:					
Street lights	(4,500.00)	(4,500.00)	(4,369.00)	(3,665.17)	(3,898.27)
Insurance	(810.00)	(810.00)	(807.00)	(182.00)	(182.00)
Administrative expenses	(750.00)	(1,250.00)	(1,278.00)	(259.10)	(85.02)
Income Taxes	-	-	-	(1,119.77)	(528.08)
Grounds Maint	(5,500.00)	(7,000.00)	(7,481.00)	(1,419.70)	(695.43)
Legal Council	(500.00)	(1,000.00)	(1,026.00)	-	-
Safety Fence	-	(5,100.00)	(3,600.00)	-	-
Real estate Taxes	(1,100.00)	(1,100.00)	(1,478.00)	-	-
New Oaks entrance sign	-	(2,650.00)	-	-	-
Total Expenses	(13,160.00)	(23,410.00)	(20,037.00)	(6,645.74)	(5,388.80)
Cash @ Ending	\$ 2,920.66	\$ 980.66	\$ 9,290.66	\$ 13,068.60	\$ 7,731.66

Note to Homeowners: Currently each member contributes \$100 annually to the association. Total fixed expenses approximates \$87 which includes; \$37 for common ground, \$30 for street lights, \$7 for taxes, \$5 for insurance, \$5 for administration, and \$3 for legal council. This leaves the association with \$13 for emergencies.