

2003 ANN MTG

Annual Meeting Minutes
April 14, 2003
Palmyra Municipal Building
7:00PM

President, Robin Stanley called the Annual Meeting to order. She followed with an introduction of the Board and reports were submitted as follows:

Vice President, Ron Burke reported that the hole in the common ground would be filled with dirt provided by Dennis Hess once the weather breaks. The HOA will however be responsible for the independent contracting of having the dirt hauled from Old Stone Way to The Oaks and for the operators labor on running a backhoe in order to complete the project. The access to get to the common ground will go through Georgetown. It was reported that we have a new contracted electrician to do street light repairs. Kenny Alquist who's retired from Milton Hershey Schools.

The landscaping will commence at the entrance sign and volunteers are needed. Tru Green/ChemLawn from Lancaster, PA has been treating our common grounds. They proposed that they can do lawns of members of the HOA for a flat fee of \$15.00 per treatment provided that a majority of the 151 members of our HOA sign-up for service. More details on this will follow.

Lastly, a reminder that no trash, including grass clipping and yard waste should be dumped at cliff near the entrance sign as the HOA intends to maintain this area.

Treasurer, Bridgette Burkholder reported that there are still 9 members of the HOA that have not satisfied payment of their 2003 Annual Dues. It was announced that they would be turned over for collections.

All members in attendance were given the financial statement of income/expenses for 2002 and on the reverse side was the income/expenses through April 7, 2003. Current cash ending was \$12,059.99 with an additional \$3,000.00 in a reserve fund for a total of \$15,059.99.

Members not in attendance will be sent this information along with the announcement of the web site maintained by Kevin Burkholder.

Secretary, Patricia Raskauskas reported that Waste Management has been contacted and they will renew our contract for a guaranteed fee of \$40.44 per quarter for the next two years. This does not include the fuel charge or if the customers have the 96-gallon trash containers at the cost of an additional \$9.00 per quarter.

Development of the 80 acres of property located adjacent to the Oaks to begin late this summer under the direction of Keystone Custom Homes was discussed. It's reported that there will be 2 phases of 80 single-family homes for a total of 160 houses. Access will be off of Plaza Drive but the North Londonderry Township has mandated that they connect to the Oak via Hickory & Truman Streets. The status of the trees along the boarder is still open for discussion and no plans have been set on what will be done with these.

As Chair of the Nominating Committee, it was announced that Ron Burke will remain on for another 2-year term as Vice President and Bev Baker will be the new Secretary.

It was also announced that Pam Shank has agreed to organize the Yard Sale and this will be on Saturday, June 7, 2003.

ACC Chairman, Mark Krotulski acknowledged those members of his committee that have contributed to the review of the 16 requests they received for modifications made to properties in the Oaks this past year. He reports there were 11 pre-approval and 5 post approvals submitted.

It was noted that only front yard trees need approval and not all of the landscaping projects require review.

Acknowledgement was given to Ginny Edleman for her work on the summary of ACC handouts distributed during this past year and that their evaluations are done based on the zoning ordinances of North Londonderry Township, the Oaks Covenants and the by-laws.

President, Robin Stanley explained about the need for resale certificates and why this Board felt it was necessary to set aside \$3,000.00 in a reserve fund.

The accomplishments of the Board over this year was reviewed and they include: a new member, ACC Chairman was added in accordance with Article 6.01 of the by-laws; the covenants & by laws were reviewed and the ACC announcement was distributed for quick reference; our web site was established and the reserve fund was set-up.

Immediate plans include the wall at the entrance sign and a Post Office Box so that when officers of the Board change, there will not be a need to change addresses.

It was announced that no vote would be held tonight, as both the positions of Vice President and Secretary were unopposed. It was noted that should we not be able to secure volunteers to run for the next terms, a management company maybe required at the potential cost to all members of the HOA an additional \$7.50/month beyond the annual dues.

The Board has also received 2 anonymous complaints recently and because they are not signed, the Board cannot respond to this person(s) that what they are reporting as a violation in accordance with the covenants is not a violation if they read section 6.12. It was reported that inquires were made to North Londonderry Township for a left turning lane westbound from Rt. 422 on to Apple Blossom Lane. However, the Penn Dot survey indicated there isn't enough traffic volume so should the township wish to erect this, it would be at their expense that is reported to be \$5,000.00. Discussions were ensued that if Forrest Glen, the Oaks and potentially this new development with Keystone Custom Homes could contribute it would be possible to erect but it would still need the approval of Penn Dot.

Annual dues for 2004 will remain at \$125.00.

More than any other complaints from neighbors and members of the HOA are that their neighbors are permitting dogs that are being walked to relieve themselves in yards in homes where they don't belong. No one in the meeting agreed that any walked dog could relieve themselves in their yards.

Discussion ensued that one person walking their dog is not a member of the HOA. Other discussions from the floor included requests from members along Hickory St. with their backs facing the common ground would like to have the hole filled and secured as soon as possible. They are tired of looking at an orange fence that keeps falling down

that has surrounded the hole. They would also like the dirt to be of good quality as that grass can be planted.

It was mentioned that North Londonderry Twp. plans to resurface Apple Blossom Lane in 2009 and could we get them to do the entire development. As the streets east of this are not as old &/or as traveled, that would be up to the Township.

There was also a discussion of the auditing of our financial statements and a review of the minutes of our Board meetings. No one at the Annual Meeting felt it would be necessary as there were not votes from those in attendance to have this done based on the expense this entails. The Board did indicate that anyone who would like to review the financials and/or the minutes that were available to the HOA members in attendance can certainly do so and the Board will answer any questions. The minutes of Board meetings will also be posted on the web site. Also posted will be the dates of the next Board meetings so that if a member of the HOA would like to attend, they can but this has to be limited in number as the Board meetings are held in our homes and not in a public location.

It was mentioned that since we can't seem to peak the interest of members of the HOA to run for the Board, a reduction of their dues following the year they serve could be an incentive. From the floor it was suggested that since the Treasurer has most of the headaches and paperwork, their dues should be waived.

The Annual Meeting adjourned at 8:30PM.