

Meeting of The Oaks Homeowners' Association

November 25, 2002

Meeting Minutes

Attendees: R. Stanley, R. Burke, B. Burkholder, P. Raskauskas &  
Mark Krotulski

1. President Report: As the farm land adjacent to the Oaks has been sold to Jeff Rutt, President of Keystone Custom Homes, it was determined that we need a liaison to maintain contact and advise of Mr. Rutts' intentions on development. Through a unanimous vote, Don Hassenbein has been appointed to speak on behalf of the HOA and advise of his contacts with Mr. Rutt.  
At the present time, there seem to be no activity at 1443 East Maple St. and no formal complaint filed about the possibility they were operating a body shop in the garage.  
A letter will be sent to 164 Apple Blossom St. to give notice that should a resale certificate be requested it will be noted that the swing set they erected has not been approved by the ACC.  
A second letter will be sent to 22 Truman Street that the 2 sections of stockade fence recently erected was done so without pre-approval.  
Architectural changes were requested for a screened in porch at 454 Oak Lane but without specifications so additional info was requested of the homeowner; a three seasons patio room at 23 Pin Oak and the swing set at 252 Apple Blossom were approved.  
The streetlights are all operational and files were reviewed which indicated there is not existing contract from Don Ghelnet. Therefore, the HOA will seek bids from other sources for street light repairs via our web site.  
A banner will be added to our entrance sign to post our web page address.  
The contract with Cheyney Landscaping was reviewed and is in effect till Dec. 2004. An addendum contract is requested to delete the weedwacking & weed kill since this was completed by Chemlawn and has been proven successful  
The sinkhole on the common ground was opened and appears to contain only natural materials. The area was roped off till fill can be transported from Old Stone Way. Only cost to the HOA will be for transport; fill is being provided by Dennis Hess at no cost to the HOA.  
The Annual Dues invoice for 2003 will reflect a discount of \$5.00 if paid by 1-31-03. Otherwise dues are to be paid by 3-1-03 at the rate of \$125.00. Notices will be hand delivered to avoid the cost of postage in mid December, 2002.  
Along with the invoice for dues will include the Architectural Requirements; the year-end financial statement and a letter from the President. This will include information as to our web site; a reminder that vehicles should not be parked on the streets in inclement weather and that pets that are being walked should not be permitted to defecate on neighbors lawns. The letter will also announce the Annual Meeting set for Monday April 7, 2003 at 7:00PM and that anyone

interested in running for the office of Secretary or Vice President should contact the HOA. It will also include a request for volunteers for working on landscaping around the entrance sign.

Contacting PennDot concerning a turning light at Apple Blossom and Rt. 422 heading westbound was also discussed.

2. Vice President Report: The current VP is considering running for a 2<sup>nd</sup> 2year Term. Also serving as Chairman for the Maintenance Committee, he will contact Chemlawn about their proposed service agreement for 2003 and Cheyney to eliminate brush hog charges and change that scheduled service to a regular cutting. In addition, he will be contacting Ebersole about the landfill for the sinkhole repair.
3. Treasurer Report: As of 11-28-02, there is an anticipated cash balance of \$1,163.17 for year-end. Concerning the web page: the webmaster will provide information as to our Annual Dues, budget information, contract we have with Waste Management (expires June 2003), scan the Architectural Requirements, contact phone numbers for North Londonderry Twp., UGI, MedEd, and other members of our contact list, a sign-up for e-mail, the Board Minutes going back to the Annual Meeting of 2002, notice about the 2003 Annual Meeting and the Annual Yard Sale. Deleted will be the residents' addresses. The web page will also offer ad space for HOA to post info about their business services, items for sale, etc. at the cost of \$5.00 for 25 words.
4. Secretary Report: The minutes of the 9-18-02 meeting were approved.
5. Architectural Control Committee: Marcia Perrotti was approved by the Board to join the ACC in a three to one vote. Ms. Perrotti, Ginny Edleman and Mark Krotulski have all agreed to stay on the ACC for another term of one year. Mr. Krotulski will continue to act as Chairman.
6. Next Meeting: Early February, 2003.