



## **The Oaks Homeowners Association 2006 Annual Meeting**

The Annual Meeting of The Oaks Homeowners Association held on Monday, April 10 at the Palmyra Municipal Center public meeting room. The meeting was called to order at 7 pm by outgoing President Robin Stanley.

Robin introduced Scott Stevens, Vice President and Marcia Perrotti, Secretary. Ted Shipway, outgoing Treasurer was absent. Robin indicated that Scott has responsibility for maintenance. Scott reported that street light issues are an ongoing problem. Our process is to first contact Met Ed to determine whether the problems falls under their jurisdiction or is our responsibility. If ours we then contact our electrician. Call Scott at 832-0972 if you have a street light out. Board phone numbers are also posted on the internet. He noted that repair is costly because we have only one source for the globes. The globe alone costs \$415. At this time Scott has six on order.

Scott also takes care of mowing contract and he has ordered four treatments of crab grass and weed control for the common ground. Robin noted we discussed discontinuing last year as a cost cutting measure. However since we received a number of complaints of weeds in common grounds last year decided to continue.

Robin spoke to the financial report submitted by Ted Shipway. She noted we are now in better shape than we've ever been. Four years ago the board set goal of a \$15,000 reserve fund. We expect to meet that goal by end of 2006. This was done by being careful with what we spent. Street lights are a big piece of the budget. We tried to budget as closely as possible to last year's expenses.

Robin then opened the floor to questions about finances.

Question: Had 27 people who did not pay are we all caught up? Robin: Yes, got last check last week.

Question: What's North Londonderry doing on common ground now? Robin: Clearing brush and they will maintain so the runoff from the West side of Apple Blossom can drain quickly, thus avoiding another sinkhole problem. That's one reason we didn't want to go in and maintain since North Londonderry has the obligation to maintain that area. They have a concern about the amount of runoff since the developed area on the north side of Rt. 422, including Lowe's & Wal-Mart, drains under Rt. 422, runs along the south side of Rt. 422 and then into Killinger Creek.

D.Hassenbein: Clarification. Township is doing us a favor and are maintaining more than just right of way. We would still have an obligation for repair if a sinkhole developed on our land.

Robin: We had only the candidates listed in the newsletter run for office. A week ago Wayne Berkley notified us that he is moving from community and withdrew as candidate for board president. Charlie Bush has agreed to serve as Board President and will be looking for someone for Architectural Control committee.

Robin then introduced Cheryl Shill as the new treasurer. Robin noted that we will have everything ready to turn over to Cheryl when Ted returns.

Robin then asked that each association member consider helping in any capacity. Architectural Control has a lot of responsibility since they must inspect before a resale certificate can be issued. Last three properties we found modifications were made without approval. They can submit for after-the-fact approval, or we can we do resale as is noting a violation of the Covenants. Usually they contact their realtor and stall while awaiting approval. We had a situation about three weeks ago where there was a fence on property that was never approved. All we are doing is complying with the law and are required to issue the certificate. Robin urged that if you've made a change, don't wait until you want to sell your house or have a buyer to contact the Architectural Control Committee.

Charlie reported that Architectural Control had only 7 requests so far this year versus 20 last year. One request this year was denied but later approved when the township changed ruling for corner lots, making a difference on how close you can come to side yard with your fence.

D. Hassenbein: That should be put in newsletter. Charlie reported he is getting additional details and clarification then we will publicize. Charlie also reported that Architectural Control Committee is now trying to check the property when we see it go up for sale to see if anything is in violation.

Robin: Again if you take care of problem when you realize you need an approval you have won't have a problem when you sell.

Robin also noted this is the fourth year we were able to keep dues at same level. The Board still felt comfortable with the amount of money coming in and would have money left at the end of 2006 to put into reserve account.

Question: How many homeowners do we have. Robin: 151.

Marge: Reminder that we are having yard sale on May 20 from 7 to noon.

Question: Have we ever approached Georgetown to do their garage sale at the same time?  
Robin - They are having theirs the first Saturday in May.

Question: Was the property denied ever sold? Robin – Yes, zoning was changed that allowed that fence. We had to get a letter from the township. That's why, before you put your property up for sale, you should take care of the approvals & get all your paperwork done before settlement.

D. Hassenbein: Following up on what we approved about board members getting dues waived? Have we implemented and do homeowners know there is an incentive? Robin: Yes, we have implemented and it is known.

Question: Are we going to get (trash) haulers to present bids so we get lower rate? Robin: Yes, that comes up in June so I imagine we will do that as well. The Secretary contacts all local trash haulers to present their bid. Robin also noted that we provide each new homeowner a copy of Waste Management letter with resale certificate.

Robin mentioned that North Londonderry now has recycle facility at their site as an option.

Robin: Would like to suggest to board that they look at street light issue to get a model globe which is a standard size. Don Hassenbein thought the cost was \$2000 for new posts and light. There is only one supplier for the globes and at some point will become too expensive.

Question: Was it ever looked into to come up with an adapter to use standard globe? Bernard Smith – 17 Hickory offered to help research.

Robin: The biggest problem is getting electrician to respond promptly; we need to find someone who is an Oaks resident.

D Hassenbein: The globe has been removed for repair @ Oak Lane & Apple Blossom, the electrician should have covered the opening. Perhaps Met Ed could increase their coverage to provide total maintenance?

Could we get adapters to enable use of our current lamp posts but obtain different globes? These are all ideas for the new board members to pursue.

Question: We refer to North Londonderry township. Do we follow their rules? Are our rules the same or are they more strict?

Robin: Basically whatever North Londonderry Township says is what we are required to follow. We have some conditions that are added. The architectural specification document is included with every resale certificate which explains the zoning code as well as what our Covenants say. We try to put buyers on notice that if they purchase in Oaks there are rules they are required to follow. One major thing is that you can't drastically change the color of the house. We continue to hear about shed issue. Some groups of residents got the wrong covenants when they originally purchased their homes. That's why some owners think that you can't have sheds. Some people who live on Oak Lane, West of Apple Blossom, are following covenants but don't have a homeowners association. We ask realtors to please

give all of these documents included with the resale certificate to buyers but find that rarely happens.

Question: How about the possibility of putting Oaks website on Oaks sign? Robin: New Board can take it up.

Question: Will Londoncroft be a new association. Robin: yes. Would suggest that we not combine.

Comment: Dog poop is still a problem. We can remind people but it's still a problem. Robin: It's always an issue. We also have a problem with cigarette butts, especially in the dry weather.

Pat Raskauskas said, Robin, on behalf of the organization thank you for your service. All applauded.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Marcia Perrotti, Secretary