

The Oaks Board Meeting Minutes  
Monday, March 3, 2025 at 6:00 pm

The President opened the meeting at 6:10pm and stated that we had a quorum.

Board Members in attendance:

- President, Betsy Jamison, [president@palmyraoaks.com](mailto:president@palmyraoaks.com)
- Vice President, Kay Black, [vp@palmyraoaks.com](mailto:vp@palmyraoaks.com)
- Secretary, Lauren McCullough, [secretary@palmyraoaks.com](mailto:secretary@palmyraoaks.com)
- Architectural Control Committee Chairman, Michael Wheeler, [acc@palmyraoaks.com](mailto:acc@palmyraoaks.com)
- Treasurer, Bill Campoll, [treasurer@palmyraoaks.com](mailto:treasurer@palmyraoaks.com)

### **Vice President Report:**

Starner Excavation has visited the property to assess the work to be performed on the aging culverts of our stormwater management system. This is based on some of the recommendations from ALW. In addition, Starner will be in contact with the Township to see if any sewer lines impacting the culverts will need to be repaired and if they will be responsible for that. Starner will send a detailed estimate of the work to be performed after discussions with the Township have occurred.

### **Treasurer Report:**

Our 2024 taxes have been filed. Parks & Company billed \$1,000 compared to \$1,200 for last year. The combined expense for the statements and the tax return was \$1,350 vs. \$1,550 in 2024. Additionally, the cost has gone down since switching to our new accounting firm, as we were previously charged \$2,200 in 2023 and prior years with the last accounting firm.

As of today, 3/3/2025, we have 13 outstanding assessments. Notices have been sent to those homeowners, and a penalty is now applicable to these late payments.

### **ACC Report:**

A homeowner has requested the installation of a swing set that was initially rejected due to the requirements of our Restrictions and Covenants. We were sent an appeal based on previous approvals of surrounding properties.

Lot 127 is a corner lot with limited yard space to install a swingset. The property behind it, Lot 121, had a shed, fence and swingset approved in 2004 in which they are closer to the property line than outlined in our Restrictions and Covenants.

Section 5.07 of our Restrictions and Covenants states that, "*Swing sets approved by the Architectural Control Committee must be to the rear of the house and not closer than ten (10) feet from the rear property line and fifteen (15) feet from the side property line. Swing sets are not permitted on the street side of the dwelling.*" Section 5.08 states: "*No fences or walls shall be erected along or within fifteen (15) feet of any property line of any lot without the Architectural Control Committee's written approval who shall control the height and adequate openings of same so as not to block the view and air of adjoining lot owners.*"

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The Secretary made a motion to approve this particular case of allowing the install of the swingset if the following conditions are met:

1. The playset must be installed in the Southeast corner of the lot. The set must be no closer than 10 feet from the eastern property line. Additionally, no closer than 6 feet from the southern property line.
2. The location of installation will be within a 20ft (10ft on center) storm water drainage easement, should any repair or maintenance need to be performed, it will be the sole responsibility of the property owner to move/remove/replace the playset prior to work being started.
3. The playset must be removed prior to any Resale Certificate being issued in the future.

The Treasurer seconded the motion. We received 4 Yays and 1 Abstain, and the motion passed.

**Secretary Report:**

We will be sending out an email to remind residents of the Annual meeting, as well as details on how to access the meeting virtually.

The meeting ended at 8:00 pm.