

The Acorn Newsletter



Special Interest Articles

- Culvert Repair
- Solar Panels
- Annual Assessments
- Exterior Modifications
- Resale Certificates
- 2025 Election
- Messages from the Board
- FAQs

Important Dates

- Annual Meeting: April 7, 2025 at 7pm
- Annual Garage Sale: May 17, 2025 at 7am

Contact Information

The Oaks of North Londonderry Twp.
1200 E. Main St. Ste. 2 #105
Palmyra, PA 17078

info@palmyraoaks.com

www.PalmyraOaks.com

Scan the QR code to visit our Facebook Group



The Oaks of North Londonderry Twp. | 1200 E. Main St., Ste.2 PMB 105 | Palmyra, PA 17078

Message from the Board

The HOA Board is charged with maintenance of the streetlights and Lot 50, where our stormwater management system is located, formerly referred to as “the common area.” The Restrictions and Covenants control how properties in the Oaks are maintained so that property values increase with the overall economy. This should help all of us sell our homes in a timely manner when the time comes to sell our homes.

The following is a list of things individual homeowners can do to keep our neighborhood attractive:

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| <ul style="list-style-type: none"> • Keep lawns well maintained • Eliminate lawn weeds • Keep playground equipment in rear of property out of sight • Duplexes use designated door & shingle colors | <ul style="list-style-type: none"> • Do not blow grass clippings into the street • Keep bushes and trees well-trimmed • Store trash cans out of sight • When not in use keep garage doors closed |
|---|--|

We have a very active community which means residents are out walking, riding bikes and dog walking.



Please watch your speed on our streets and observe and obey stop signs. **Twenty-five (25) miles per hour** is our designated speed limit throughout The Oaks neighborhood.

The roads are owned by the Township and we encourage you to reach out to them directly with speeding concerns:

- Township M-F 7:30am-4:00pm 717-838-1373
- Non-emergency Police department: 717 838-5276
- Lebanon County dispatch number is 717-272-2054

The next township board meeting is Monday, August 19 at 7:30 at 655 East Ridge Road. For more information visit www.nlondtwp.com



2025 Elections

We are looking for volunteers for our 2025 Board positions.

In addition to keeping the Oaks running smoothly, electing board members is a requirement of the HOA by-laws.

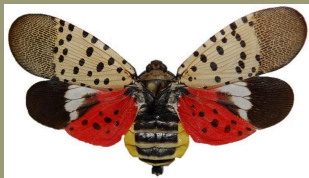
All board members who complete one year of service will be reimbursed the full amount of the current assessment fee.

The positions that will be on the ballot in 2025 are:

- Vice President
- Treasurer
- Secretary

To learn more about the duties and responsibilities of each role, you can view a PDF on our website: www.PalmyraOaks.com

If you have any questions, you can reach out to the Secretary for more information at Secretary@PalmyraOaks.com



Spotted Lanternfly

We do not encourage the use of sticky tape. Sticky bands placed around tree trunks have been found to trap unintended targets, including songbirds.

For more recommendations:

<https://extension.psu.edu/spotted-lanternfly>

Culvert Repair

Repair to the damaged culvert behind Hickory has been completed with great success. The Board is extremely happy with the collaborative work between Starner Excavating and ALW Group LLC, on behalf of the HOA Board.

The overall goal of the Board was to return the storm water management (SWM) outflow pipe to a properly functioning condition in general conformance with stormwater management regulations within the Commonwealth of Pennsylvania, including the preparation of a stabilized subgrade supporting the pipe alignment.

At the onset of the work, it was obvious that previous repair work was poorly completed. It is suspected that this previous work severely compromised the integrity of the pipe. There was clear and obvious damage to the former SWM pipe. The damaged section of pipe was located in the immediate vicinity of multiple past repairs and coincided with the edge of an encountered buried concrete pad.

ALW directed Starner to remove the anti-seep collar and a portion of the degraded concrete pad along with soft, loose and/or wet soil materials beneath the bottom of the pipe beyond the concrete pad. The excavation of these materials also extended along the sidewalls in order to remove additional loose materials and slope back the excavation. The excavation extended about 5 feet beneath the bottom of the existing pipe elevation.

The new pipe placement included upgraded water-tight seals which will act to mitigate against future leakage at pipe joints. The cost to the OAKS HOA for restoring the SWM to proper working conditions was \$23,276.97.

For a complete accounting of the repair summary letter report documenting the field oversight in support of the replacement of the damaged SWM, including over 20 pictures, you can access it via the meeting minutes page on the Oaks HOA website.

Annual Assessment

Due to anticipated streetlight repairs and to recoup expenses from the culvert repair, to ensure we have a \$25,000 reserve as stipulated in our resale certificate, the Board has voted on and unanimously agreed to raise the 2025 Annual Assessment by 25%.

The rate for the 2025 Assessment will be \$255.

Annual Meeting

We had a record turn out at the Annual Meeting this year. We were able to have a lively discourse with those in attendance and answer many questions. We encourage all residents to add the date to your calendar for 2025 so that you can be present.

Exterior Modifications

If you are looking to make exterior modifications to your home, you will need to have approval from the Architectural Committee before anything is done to your property.



Online Assessment Payments

In order to make online payments, you will need to sign up for an account.

You can do that by:

- Visiting the website www.PalmyraOaks.com
- Clicking on the REGISTER link in the top right corner and filling out the information
- Each property will have ONE account, but you can list multiple people on the account so you and your family members can have access to it as well
- It's VERY simple to do, and you can also email the Secretary with any questions you have at Secretary@PalmyraOaks.com

NOTE: You will still be able to make your Annual Assessment payment via check and mail.

Selling your home?

If you are in the process of selling your home, you are welcome to share the listing with fellow residents in our private [Facebook group](#). Group members may wish to share the info with people in their network, which could make the sale of your home go faster.

Exterior Modifications (Continued)

We have lots of information available on the website to answer any preliminary questions you might have.

Approval is needed for:

- Roof replacements
- Window replacements
- Landscaping; including tree removals
- Swing set, Pool, Fence, & Solar Panel installation
- Exterior painting

When requesting approval on changes to your property please include a detailed description of the changes requested, and any building plans or images available. The Association will also need copies of any Building and Zoning permits necessary for the work being done.

IMPORTANT: If you submit a request to the HOA please be sure to check your SPAM folder in case your response is diverted there.

Resale Certificates

The Board would like to remind residents that you need to request a resale certificate before closing on your home, so that we have ample time to perform an inspection, address any issues that may arise, and issue you a certificate so that it doesn't impede the sale.

It's important that you, the homeowner, contact the Board (not your realtor) so that we can coordinate the timing of an

exterior inspection directly with you.

To request a resale certificate and schedule an inspection please contact the Board via the website

Solar Panels

PA Law allows residents to install solar panels on their property, unless otherwise stipulated in the HOA's governing documents.



Currently, our Restrictions and Covenants **does not** contain any guidance regarding Solar Panels. The Board thinks green energy is an important option that should be available to all homeowners, however, we think it's crucial that we limit the installation of panels to roofs in order to avoid panels attached to the sides of homes and in yards.

The Board will be drafting an Amendment to the Restrictions and Covenants that will require a 2/3 majority to pass. If you would like to avoid seeing solar panels on the sides of homes or in yards, it's important that you return your ballot and vote accordingly.



Message from the President

Greetings to all Oaks HOA members:

I am so fortunate to serve on our HOA board with four highly qualified individuals. Kay, Michael, Lauren, and Bill bring a wide range of experience, wisdom and a high level of professionalism to our board. Most importantly, they are open-minded in listening to various points of view before making unified decisions, and that is an important trait for all aspects of life and certainly for our board interactions to best serve our community. Thank you Kay, Michael, Lauren and Bill for your service to our neighborhood.

Our 2024 Annual Board Meeting was held "in-person" at the Rothermel-Finkenbinder Funeral Home on April 1st. It was well-attended, and I hope that trend continues to grow! Votes were counted from the ballots regarding two board positions, a signage change, and a special assessment to cover culvert repair due to a sink hole. The President and Architectural Chair positions for Betsy Jamison and Michael Wheeler, respectively, were approved (both unopposed); however, the signage amendment and special assessment did not receive the required 2/3 votes (out of 151 households) to pass.

As I mentioned in last year's Acorn, our development will have an increase in traffic. Landmark will be building an apartment complex (I believe 250 apartments) surrounding London Croft, and it will not have its own access road. Its residents will need to use Parliament Drive, as well as streets within the Oaks. If you have questions regarding that development, please contact North Londonderry Township, as they have the plans for public viewing.

While 2023 brought us 10 resale certificate requests (and 10 new neighbors/families), as of June 2024, we have only had 3 requests for resale certificates. We are proud of our development, and I am asking everyone to take a critical and unbiased look at your own property. If you were your neighbor on any side of your home, would you enjoy looking at what they see? I hope the answer is a resounding YES. If it is not, please do your part to keep your property looking its very best. Be PROUD of your home and contribute to making our neighborhood the best it can be.

Continue to show kindness to one another.

Best regards,
Betsy Jamison
President

President@PalmyraOaks.com

Message from the Vice President

Hello fellow Oaks neighbors!

We've had many new families select The Oaks as their home since our last Acorn was published. I'll take a quick minute to share that I have extensive experience serving on HOA boards. From committee member, to ACC Chairperson, to past President. I believe I bring much to the table in working for the betterment of our community. Our current board is comprised of five members who share my passion for representing the community as a whole. I am beyond grateful for those of you who have reached out with fabulous ideas and suggestions for us to explore. Please continue to reach out to any of your Board members.

We are pleased with our newly acquired vendor, K&K Landscape LLC, in providing all necessary landscaping services for the 2024-2025 growing season. To date they have cut and serviced Lot 50 only when necessary. Meaning they do not cut during the drought season which we currently have experienced. They are extremely diligent in regards to quality of work and accountability. The use of their GPS program ensures they are cutting only Lot 50 and do not inadvertently cut individual homeowners' lawns. Our culverts look better than ever as they continue to eradicate anything growing that would impede water flow into our storm water basin.

As a housekeeping note to homeowners, they recommend when mowing, you should leave all clippings in the grass. This is called mulching and when this is done, the cut grass clippings provide natural nutrients to the soil and work to make your lawn a lot healthier and fuller.

The Oaks is a unique community in that we own and maintain our street lights. We have a total of 32. In 2018, after several years of work, the last of the street lights were converted to LED lights which has resulted in lower power bills. However, the long-term use of the original bulbs has caused damage. Such as brittle wiring and heat damage to the very expensive globes. The Oaks is now 28 years old and we are beginning to show our age.

The Board has decided that we need to develop a plan for regular maintenance. Currently, we are addressing each one individually as issues arise. The last two have been the direct result of brittle wiring. Which unfortunately is leading to damage in the very expensive globes. We have a limited supply of backup parts on hand. Our goal is to have a systematic approach evaluating each street light. This will provide an inventory of needs and cost analysis. This will also allow us to be proactive in helping to prolong the life of the globes by replacing the brittle wiring. Our hope is to begin this process as our funds allow.

We all want to keep the lights on. If you notice a street light is out or has been damaged, please notify me as I will make sure it is addressed in a timely manner assuming we have funding.

Best regards,

Kay Black

Vice President

VP@PalmyraOaks.com

Message from the ACC

Hello neighbors-

For our newest residents, I'm Michael Wheeler, the ACC. I've served in this position for just over a year.

Since taking this position I have worked to establish an electronic file keeping system, backed by our Google Drive, and establishing a procedure for exterior modification requests. I am still struggling with our information gap that was discovered some time ago. With the help of homeowners, this gap is becoming smaller. I thank all of those homeowners whom I have requested their assistance regarding this matter.

As we get into the heart of the summer season I know many folks are eager to start exterior projects. **Please remember to get those projects approved prior to starting them.**

These projects include, but are not limited to:

- roof replacements
- swing sets
- raised garden beds
- additions
- patio extensions
- tree removal
- and any major landscaping changes

Additionally, should your project require multiple steps, please submit your projects individually. For example, if your roof needs to be replaced AND you're planning to add a covered patio, please submit this project as two different requests. This will ensure that one project can get approved independently from the other. Ensuring that each part of the project can begin along the schedule that is needed.

If you are considering putting your home on the market. Please be aware of the need to obtain a Resale Certificate. This is a process that is *required* by PA state law. It would be prudent to request a certificate when your home goes on the market, *before* your sale is pending. This process, while often simple, is not always guaranteed to go quickly. We do not want the resale process to interfere with the closing of your sale.

I also say when in doubt submit your project. I'd rather you get approval for something that doesn't require it, then to need to do a post approval years later.

If you have any questions please feel free to reach out via the website form. I continue to strive to reply to initial requests within 24 hours of receiving them.

Enjoy your summer!

Thank you,
Michael Wheeler
Architectural Control Committee Chairperson
ACC@PalmyraOaks.com

Message from the Secretary

Hello neighbors!

A quick reminder that homeowners can view such things as past newsletters, board meeting minutes, the yearly financial analysis, exterior modification request form, legal documents, and announcements on the website. You can also contact the board members via email directly from the website. The web address is still the same www.palmyraoaks.com.

It's also very important that homeowners inform the board of any changes to your email addresses. Please reach out to me to update your contact information at Secretary@PalmyraOaks.com. Occasionally, email blasts are sent out to alert members to problems such as construction work in the area, a lost pet, community concerns, as well as election news and the yearly newsletter.

Don't forget to join our private [Facebook group](#)! It's a great place to connect with your neighbors, gather recommendations, locate missing/found items, and get insider info on any items for sale in the Oaks including homes that are on the market. If you are in the process of selling your home, you are able to share the listing with fellow residents, who may wish to share the info with people in their network.

All the best,
Lauren McCullough
Secretary
Secretary@PalmyraOaks.com

Message from the Treasurer

Hello everyone,

As discussed at the Annual Meeting in April, the review of our internally prepared financial statements, and the preparation of our annual Federal tax return, was moved to a new accounting firm, Parks & Company in Palmyra. This was likely the first time these services were competitively bid, which reduced our annual expense by \$650. The reviewed statements from Park are available through our website.

As of July 20, our combined Checking and CD account balance at Wells Fargo was \$52,752.57, which compares to our budgeted 6/30/2024 cash balance of \$51,512.33. Note that the actual and budgeted cash balances exclude the expense for the culvert repair on Lot 50 which has been recently completed.

As also discussed at the Annual Meeting, the proposed special assessment of \$264.90 to cover the estimated culvert repair cost of \$40,000 was not approved. Fortunately, this project was completed significantly under budget. As a result, our projected 2024 year-end cash balance should be higher than the budgeted \$9,500 year-end balance, assuming no further

extraordinary expenses are incurred. However, we do have some known streetlight repairs that will need to be funded. Keep in mind that our 2024 landscaping expense with KK Landscape LLC has already been fully funded.

While the culvert repair was completed for \$16,723 under budget, it is still the Board's plan to increase the 2025 Annual Maintenance Expense by 25% to begin the process of replenishing our funds. Future increases are also anticipated to further rebuild our reserves, especially given the aging street light fixtures that will become a greater future expense.

Thank You,
Bill Campoll
Treasurer

Treasurer@PalmyraOaks.com

FAQs for Homeowners

When is the annual yard sale? The annual Oaks yard sale is always scheduled in May. For the exact date please refer to your maintenance assessment letter you receive in January. Details are posted on our website (www.palmyraoaks.com). If you would like further information on the yard sale, please contact one of the board members. ,[-

Why do we have an Association? Any development in PA that owns common ground and their own streetlights falls under the "Planned Community" law and must register as an Association.

What legal documents apply to the Oaks Homeowners Association? 1) Articles of Incorporation; 2) the By-Laws plus Amendments 1-4) Declaration of Restrictions & Covenants plus Amendments 1-3. A copy of these documents is given to all new owners at settlement. Ask for a replacement copy if you need one.

What exterior modifications must be approved? Check the Restrictions and Covenants, plus the 3 amendments, for a list of items requiring approval from the Architectural Control Chairman. Email the Architectural Control Chair for further clarification and to submit your request.

Why do I have to pay "dues" each year by March 1? The term "Dues" is not correct since this term is normally used when one belongs to a Social Club. The correct term, per our legal documents, is "Annual Maintenance Assessment" which goes toward upkeep of the Association's common spaces and street lights.

When is the Annual Meeting held and why should I attend? The annual meeting is held on the first Monday in April. Exact date, time and location of the Annual Meeting will be announced when you receive your Assessment in January. Each year, either 2 or 3 of the 5 Board Member positions are up for election. The President and Architectural Control Chair positions are elected in even years (2026, 2028 etc.) and the Vice President, Treasurer and Secretary positions are elected in odd years (2025, 2027 etc.) Board members provide a formal report at the meeting and voting may occur on an issue. Volunteers are selected to count the sealed election ballots with the new Officer's names being announced at the end of the meeting. The new Officers will receive their respective Board Member binders at the end of the meeting and arrange for briefings with the outgoing Board Member. The Annual Meeting is important to you since it is an opportunity to have your voice heard, find out where your money has been spent, and to meet your neighbors.