

Oak Hill at Spring Ridge Homeowners Association

**2023 ANNUAL ELECTION MEETING INFORMATION
TUESDAY, MAY 9, 2023, 6:00 PM
VSRHOA Clubhouse, 1 Village Dr, Wyomissing, PA**

April 17, 2023

Dear Homeowner,

The 2023 annual meeting and election will be held on Tuesday May 9th at 6:00 PM. Information is enclosed with this letter regarding the two (2) candidates running for two (2) positions on the Board. Also enclosed is the official election ballot, candidate information and agenda.

Please review the information and mail your ballot back in time to arrive by the morning of May 9, 2023. Although this is not a contested election, every vote is important in obtaining a quorum for this election, **so, please either mail or email your ballot to Diane Gothard dgothard@danellarealty.com.**

Masks are not required, please feel free to wear one if you prefer.

During the open Question and Answer portion, please limit your questions about the general community and not about something that specifically pertains to your unit such as shrub replacement.

If possible, please email your questions to dgothard@danellarealty.com (Diane Gothard) prior to the meeting in case the answer needs to be researched.

We look forward to seeing you at the 2023 Annual Meeting.

Best regards,
For The Board of Directors
Oak Hill at Spring Ridge Homeowner Association
By, Danella Realty & Management Co., Inc.

Enclosures:

Official Ballot
Agenda
Candidate Data Information

Oak Hill at Spring Ridge Homeowners Association

2023 Annual Meeting – Tuesday, May 9, 2023 – 6:00 PM Official Board Election Ballot

The Oak Hill at Spring Ridge Homeowners Association Annual Meeting will be held Tuesday, May 9, 2023 at 6:00 PM in person at The Villages of Spring Ridge HOA Clubhouse. There are two (2) Board terms expiring. Two (2) candidates have expressed a desire to continue to serve their community by running for the two (2) open positions.

Please cast your vote for the election of Board Officers by mailing or emailing the completed ballot to arrive at our Management Company no later than noon on May 9, 2023.

It is essential that ALL homeowners from Oak Hill at Spring Ridge return their ballots, as a quorum is needed in order to officially elect these Board Members. Please remember that if you don't send your ballot in it could cost all of us needless additional time and funds to have to mail this out a second time to all unit owners!

It is important that you MAIL OR EMAIL THIS BALLOT to arrive by noon at the Management Company prior to May 9, 2023.

OFFICIAL BALLOT – DO NOT DETACH – DO NOT DUPLICATE YOUR VOTE IS IMPORTANT TO ACHIEVE A QUORUM

Please Print Clearly

Name: _____

Oak Hill Address: _____

I hereby vote for the following Candidates to serve on the Oak Hill at Spring Ridge HOA Board of Directors.

(Please indicate your selections by checking the box by the candidate name - select TWO (2) candidates):

- ☐ Donna Beissel
☐ Alice Einolf

Unit Owner Signature: _____

Date: _____

(If more than one owner owns this unit, the owner signing has authority from all other owners to cast this ballot.)

Oak Hill at Spring Ridge Homeowners Association

2023 ANNUAL MEETING

May 9, 2023, VSRHOA Clubhouse

6:00-7:30 PM

1. Welcome and Introductions: 6:00-6:04
Bob Long, Board President
Bill Widing, Vice President
Debbie Dallago, Secretary
Donna Beissel, Treasurer
Alice Einolf, Director
Diane Gothard, Community Manager, Danella Realty & Mgmt.
Eileen Kahn, Assistant Community Manager, Danella Realty & Mgmt.

Special Thanks for Former Board Members: Kate Perkins

2. Approval of the May 10, 2022 Annual Meeting Minutes 6:04-6:05
3. Fiscal Year 2022 Audit Review 6:05-6:15
4. Year-to-Date 2022 Financial Review

Oak Hill - Balance Sheet

3/31/23

OPERATING FUNDS

Operating Checking	3/31/2023	\$86,242.65
CAB Money Market		\$ 24,789.67
CAB CD - 2.75% 2.14.24		\$ 29,621.77
		\$140,654.09

RESERVE FUNDS

3/31/2023

Reserve - ICS Checking		\$ 25,648.97
Res - CIT Premium MM		\$ 11,587.36
Res - CAB CD 2.05% 11.2.24		\$ 28,019.82
Res - CAB CD .55% 6.22.23		\$ 27,572.07
Res - CAB CD .70% 12.22.23		\$ 27,771.76
Res - CAB CD .65% 4.29.24		\$ 35,772.61
Res - CAB CD 1.70% 9.19.24		\$ 26,281.39
Res - CAB CD .65% 4.5.23		\$ 26,739.79
Res - ICS Account		\$ 89,476.76
TOTAL RESERVE FUNDS		\$ 298,870.53

5. President's Report – Bob Long 6:15-7:00
6. Election (2 Positions)
Candidates: (Donna Beissel, Alice Einolf) 7:00-7:15
7. Brief Question & Answer Period 7:15-7:30
 - Summary of community insurance coverage
8. Adjournment 7:30

Management: Danella Realty & Management Company, Inc.

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Oak Hill at Spring Ridge Homeowners Association

EXECUTIVE BOARD CANDIDATE INFORMATION (In Alphabetical Order by Last Name) 2023 ANNUAL MEETING & ELECTION

Donna Beissel - 101 OAK HILL LANE

Donna Beissel has lived in Oak Hill since 2004

Education: Hamburg Area High School

Employer: President of Dataday Inc since 1994. Managing a Franchise that specializes in providing advertising services to auto dealerships. I am also involved in a second business developing websites for small independent auto dealers.

List any experience you feel would especially qualify you to serve on the Executive Board.

"I live by honest ethics in both business and personal life. I have been serving on the Oak Hill Board since November 2006. My background is in accounting, computers, and running my own business. In the past, I have served as Secretary for "Diversified Business Alliance" and as President of "Versyss Business Software Group."

State briefly why you desire to run for Re-election to the Board:

"I would like to continue to be active and assist with issues arising within our community as it ages. I especially enjoy working with Veith Consulting on the redesign of the Oak Hill Website and look forward to implementing additional features in the future."

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Alice Einolf - 312 OAK HILL LANE

Alice has lived in Oak Hill since 2015

Education: Towson University BS Economics w/Minors in Math and History (1973)
Alvernia University M. Ed. Educational Leadership (2007)

Retired: Principal – Berks Catholic High School

List any experience you feel would especially qualify you to serve on the Executive Board:

1. Worked closely with the Berks Catholic Board. I understand the responsibilities and work required.
2. Oversaw all academic aspects of the school but also included the following:
 - a. Maintenance – School building, fields & surrounding areas
 - b. Finance and budgets
 - c. Grants and title money

State briefly why you desire to run for election to the Board:

"I love living in the Oak Hill community because of the people and the surrounding area. It is my goal to work toward keeping a true sense of community and also to work on maintaining our community areas/homes and improving them where the opportunity/needs occur. There are some important issues facing our community which include rainwater management. I worked with Entech Engineering (the company we are working with in the regard) in my prior position and feel this issue is critical to the community, as it will affect all homeowners."