

OAK Hill HOA Annual Meeting
May 10, 2022 VSRHOA Clubhouse
6:00 PM – 7:30PM

Bob Long, Board President
Kate Perkins, Secretary
Donna Beissel, Treasurer
Diane Gothard, Community Manager, Danella Realty and Management
Eileen Kahn, Assistant Community Manager, Danella Realty
Rebecca Mason Danella Realty and Management

Special thanks to former board members: Sally Cusimano, Cheryl Spillerman and Merl Zodel

29 Community members in attendance

New Neighbor Welcome

Introductions – Board Members, Management and Candidates.

Board:

Bob Long, Donna Beissel, Kate Perkins.

Former Board Members:

Merl Zodel, Sally Cusimano, Cheryl Spillerman

Management:

Diane Gothard, Eileen Kahn and retiring Rebecca Mason.

Candidates:

Debbie Dallago (out of town)

Bill Errich (present)

Diane Lawrence (present)

Bob Long (present)

Bill Widing (present)

Counting of ballots –

Requested 2 volunteers to oversee counting

Approval of April 21 2021 Annual Meeting Minutes

First: Bob Second: Donna Approved

Financial Review

Fiscal Year 2021 Audit Review - Report Available

Year to date 2022 Financial Review - Report Available

President's Address

Thanks to Rebecca for her service and congratulations on retirement!

Last Year's Capital Projects – Last year, the Board signed a contract to replace 11 areas of sidewalk and repair the brick pillars with Chem-Krete but the project was postponed to this year as the temperatures dropped so quickly last fall that it would not be prudent to do project. There weren't any other capital projects last year. The sidewalk project was priced at \$4,990 and the brick pillar point was \$2,250.

This Year's Projects – This year, we will complete last year's project of sidewalk repair & brick pillar repair. We have requested a proposal on a few more sidewalks to be added to this project. As you are aware, we resurfaced the tennis court asphalt and new tennis court lines as well as pickleball lines were added. The tennis court asphalt was \$30,020. The tennis court pickleball lines cost \$12,000. Drainage around the tennis court will need to be corrected and it will cost \$5,900. These projects are being paid for out of the reserve fund. The 2020 engineering study predicted the tennis court would need to be reconstructed in 2024. However, the drainage and mold build up caused the court to age much more quickly than forecasted. A speed bump was added in the 500 block for \$1,800.

Another project postponed from last year was to correct a drainage issue in front of 510 and 511 Oak Hill. Water is pooling around the electrical and cable boxes and on to an adjoining driveway. The driveway will be re-graded and paved and drainage installed. Another reserve project that will cost \$9,969.38 which includes repaving a double driveway.

Pickleball Equipment –Kathy Fromuth donated 2 new nets for the courts and a storage bench, please thank Kathy for her donation.

New Landscaping Company – Last year, the Board interviewed several landscape companies to provide landscape and snow removal services to Oak Hill. This was the result of continued issues with Edwards causing damage to homes and common areas without taking responsibility and making repairs or reimbursing the cost and the quality of work decreasing. The Board selected Strauser's Nature's Helpers to take over the landscaping and snow removal. Their operations department for Oak Hill is in Ephrata which is close to where Edwards was located. We ask for your patience in this transition as it always takes a little time for a new landscaper to become familiar with the terrain. The Board completed a unit by unit walk through with Strauser and Management and prepared a list of plants that need to be removed and/or replaced this spring. We will do a similar walk-through this fall. If you have any landscape requests, kindly put them in writing and send them to our management company. The Board will take them in consideration for the fall replacement project.

Rules and Regulation – You should have received the updated rules and regulations. Please pay close attention to the parking rules as this is a frequent concern. The rules and regulations are on our website if you would like an electronic version.

Villages of Spring Ridge HOA Pool Membership – Residents of Oak Hill are permitted to join the pool at the Villages of Spring Ridge. The 2022 Pool Membership is \$225 per household. The pool will be open daily Memorial Day through Labor Day. Contact Danella Realty & Management for an application. Also, pool attendants are needed. So, if you would like to earn a little money, please contact our management company.

Exterior Alterations – A reminder that you need to submit an Exterior Alteration Form prior to doing anything to the exterior of your home (landscaping, roof, windows, siding, decks, etc). and obtain written Board approval before starting the project. Contact our management company if you need a form or obtain one off our website.

Power Washing Siding & Patios – We will be performing our maintenance inspection sometime in June. You are reminded that you should power wash any dirty siding and patios as soon as possible.

Trash and Recycling Containers – You are reminded that trash and recycling is not to be put out at the curb until the evening prior to collection and the containers must be stored in your garage promptly after collection. Also, please make sure your trash and recycling are secured, so it is not blown around the neighborhood or easily broken into by wild animals. Noted current issues with recycling company and scheduling – please be aware and help to keep the area clean.

Social Committee Report –

Sally reported on pickleball instruction –

Kathy Fromuth training sessions –

Next sessions will be Wednesday May 19, 9 – 10:30

Saturday May 21, 9-10:30 6:30-7:30

Discuss scheduling the tennis court- currently looking at a “clipboard”

Donna suggested using the website to use schedule

(meinhardt@comcast.net) volunteered to help with schedules

To obtain a key - Contact Danella \$25 refundable deposit

Lighting at Entrance –

Permanent light and power \$47,000

PPL lights \$10,000 time and material + additional costs

As a result – currently Investigating Solar Options

Website – Donna shared additional resources and pages we can use on the website such as:

Underused format

Updates forms newsletter

Message boards

Committees

Surveys

Reservations

Phone APP options

Committees

New board will establish Committees – rules and regs as well as expectations and reports to board

Landscape, Social, Welcome, Architectural

Q and A:

- Damage at tennis court – funding will come out of reserves
- New Landscaper –
 - Questions concerning use of subcontractors
 - Mulch
 - Grubs
 - Edging
 - Rabbit Holes
 - Evergreen Trimming
- Tennis court maintenance– will bid out.
- Trees around tennis court and removal

- Directory availability
- Truck parking
- Painting speed bump

Elections (three positions open)

Five candidates (Debbie Dallago, Bill Errich, Diane Lawrence, Bob Long, Bill Widing)

Debbie Dallago, Bob Long and Bill Widing elected

Motion to adjourn Bob. Second Kate

Meeting adjourned 7:30 pm

Respectfully Submitted,

Kate Perkins