

Greetings, Oak Hill Neighbors,

On Tuesday, May 14<sup>th</sup>, the Oak Hill HOA Board held its annual open meeting. We were pleased to see so many friends and neighbors in attendance. If you were not able to attend, we would like to give you a summary.

Diane Gothard, of Danella, presented a summary of both the independent auditor's report completed by James McFadden, CPA, and the 2024 year-to-date financial report.

Bob Long then presented the president's report, which recapped the work of the board during 2023 up until the present. Bob's report is attached.

After Bob's report, Diane (Danella) reported the results of the election vote for the open seats for 2024. Those results are as follows:

- James Cardi 11
- Debbie Dallago 56
- Bob Long 57
- Bill Widing 54

Congratulations to Debbie, Bob, and Bill.

After the election announcement, Bob answered residents' questions which were submitted in writing beforehand via email, the website, and also in person before the start of the meeting.

**1. Are residents allowed to attend regular board meetings throughout the year?**

*The board certainly welcomes residents to attend its meetings. The board will be discussing the rules of the road on this and will be sending information to the residents.*

**2. Would residents be able to use tasteful faux greens and flowers in the urns on the front porches?**

*The Declaration of Oak Hill states that residents cannot use faux flowers, however, the board is open to further discussion and would like any residents who are interested in this to put together some possible rules and ideas regarding allowing this in the future. Please contact Danella if you are interested in this committee.*

**3. What value will the community gain from the leasing fees?**

*The leasing fees are specifically assessed to offset the cost of processing the leasing paperwork by Danella.*

**4. Does the HOA have insurance to protect itself from discrimination lawsuits against Oak Hill?**

*The Oak Hill HOA does have insurance to protect against these legal matters.*

**5. When will the issue of homeowners not following the parking rules be addressed?**

*The board continues to try and find the right balance of rule enforcement for parking. The board sent a survey to homeowners at the end of 2023. We were able to gather great input from those who replied. Parking has improved somewhat since then; however, the issue still remains. Residents are asked think about their neighbors by following the existing rules. The Board will continue to fine those who continually ignore the rules. The board will continue its discussion on this topic and seek more input from residents.*

**6. When will the bobcat parked in by the tennis court be removed?**

*The bobcat was removed on Wednesday, May 15<sup>th</sup>.*

**7. There is a landscaping concern in the 400 block where one or more trees have fallen into other trees and pose a hazard to properties. Can the board have someone look at this?**

*Joshua Tree Service has been contacted and they will make recommendations on how to handle this issue.*

In closing, we extend our sincere appreciation to all in our community. Your participation and support help to make Oak Hill the special place that it is. If you have any questions or concerns, please reach out to the board either through Danella (dgothard@danellarealty.com) or by speaking with any of the board members. Together, we will continue to make Oak Hill a special place to live.

Warm Regards,

Your Oak Hill Board

## President's report

### 2023 ACCOMPLISHMENTS:

- Painted all of the metal fences in the community. Had not been done since install.
- Updated the Re-sale Transfer Fee Resolution
- Continually reviewed and replaced hazardous sidewalks along with completing repairs to roadways and driveways.
- Trash and recycling vendor was changed and Diamond has been excellent.
- Website Upgrades. The new site has allowed residents to register vehicles and reserve courts, we are also utilizing it for our surveys as you've seen with our latest about our lawn care. Soon members will be able to vote on the website as well. More information on voting to follow in the next few months.

As we told everyone last year, it's a slow roll out for the website, we don't want to change everything all at once and overwhelm everyone. There is still a lot more we can do with our website. Donna has been instrumental in this progress and has been invaluable in showing us the benefit of its use.

- Completed the reserve study update. This shows where we are with repairs to the streets, tennis court, fencing, etc. and how much life we can expect to get out of them. This helps us determine how much we need to save per year based on the life expectancy of the reserve items.
- We reviewed our investment policy and current investments based on your questions. As we are an HOA, and are fiscally responsible to the community, we are limited in where our investments can be made. These restrictions only allow us certain investment opportunities. Thus we cannot get the same rate you as an individual can get. This was double and triple checked. The same limitations placed on our investment strategies is reflected in our insurance choices as well. Again, based on concerns raised from our meetings, we reviewed our insurance policies including the suggestion to obtain sinkhole insurance. As previously reported, this is not an option for us as we have no structures that the insurance available would cover. The Ins would not cover a sink hole in the grass or street. Our Updated reserve study addresses this as well as it can. This is another reason we are engaging in the community wide storm water management review.

With the inability for us to obtain specific sink hole insurance we continue to recommend you contact your own insurance company to determine what your policy covers and what you need or desire for coverage.

### Sink hole work completed

During 2023 we repaired the sink hole in storm basin, replaced the storm drain in the 200 block, we have another upcoming repair to a storm drain in the 300 blk, and repaired a sink hole in the 400 blk.

We decided to complete an engineering study on community drainage and sinkholes. We settled on Entech, after multiple bids were received, based on the best price for the service provided and the fact that they were highly recommended by multiple engineers. Entech was contracted to review community wide drainage & sinkholes. They completed this review a short time ago. The next step was to obtain bids to implement the changes to the storm water system. We have received 3 bids for the project. Prior to any implementation we plan to have public informational meetings to review the recommendations and obtain input from the community.

**Fastbridge**, the board realizes there are still mailings for fast bridge going out and residents who are interested. Fastbridge is a startup and Spring Twp and Berks Co has been the guinea pig. The board maintains that the digging up of grass, sidewalks, and burrowing under roads to lay fiber optic cable is not in our best interest at this time. If we have them lay cable, there is a high likely hood we would need to remove and replace it at our expense once we begin the stormwater management plan.

#### **Lease amendment.**

Completed Declaration Amendment for leasing restrictions. This passed with 74% of the community approving the amendments. I want to thank everyone involved and those that came to the meeting and provided input and suggestions. I'd like to thank the many volunteers who assisted with the proxy voting process as well. We are currently working on the rules and regulations wording and this will also be sent to the community before being finalized.

#### **Parking**

We reviewed our parking rules and were able to update the vehicles registered to our residents. We also asked for the community's input on the parking rules. We had an excellent response, and our plan is to continue that discussion with all of you to determine what the majority of homeowners want and how we can implement the rules. Registering vehicles helps but we still have more to do that will help us to have enough parking for residents and visitors.

Unfortunately, we are still not seeing compliance with how the rules are currently written. We continue to ask that we all think about our neighbors. We all get visitors. The hope is they have a place to park. And the next issue is where we draw the line?

The board does not want to be a parking enforcement agency. Thus, why we have continually asked for compliance. Most of the residents who were contacted by Danella have complied with the rules. Some have not. We see no other way but to escalate to parking violations as it is not fair that some neighbors comply while others ignore the rules.

#### **Landscape Improvements: Some good things first**

Tree Treatment program continues with Joshua Tree

Removed and replaced dead trees along with continuing the trimming schedule.

Removal and replacement of plants as needed.

Fall aeration and over seeding was done in 2023, another item that was neglected over the years but will hopefully continue on a regular schedule now.

#### **The unfortunate news**

Landscape issues have continued and, in some cases, have become worse. The board has tried to work with them personally to stay on top of the work they are doing and provide them with what we expect of them. Unfortunately, they have not performed up to our standards an expectation for improvement. As I mentioned we have sent out surveys to get input and determine where the community stands. So far we are seeing...

We plan to get prices and review what services will be provided. This will include suggestions we hear from you. We are also discussing forming a committee, including residents, to assist in the process.

## **2024 PROJECTS:**

**Bid out landscape and snow contracts.**

**Storm water / sinkhole meeting and discussions with the community.**

**Continued roll out of service's available through the website.**

**Review of parking issues, continued input from the community.**

***Explore committees again.***

Of the utmost importance to this board is the quality of life we have all come to expect here in Oak Hill. Our dues are the lowest when compared to the surrounding communities. When we raised our Legal fees in 2023 we did not raise dues for this, we adjusted other line items to absorb the increase.

The board remains dedicated to maintaining low HOA dues along with providing the highest quality of service we can within those constraints.

I would like to address the change in the tenor of our meetings and the overall negativity that has crept into our community. The anonymous letters that were sent out, plain and simple, contained false information and direct attacks on the integrity of this board and its members. In my opinion, not the boards, I believe the anonymous nature speaks for itself. If this person wants to attack us from behind that wall, so be it. We felt it was necessary to answer the allegations contained in these letters and stand by the facts. We will always answer any question or concern the community has.

The meeting format has required some changes that are reflective of these attacks and how our meetings have evolved into a venue for shouting and accusations. This benefits no one and is disrespectful to the board and the other members of the community who are trying to be heard on their issue. My hope is we can maintain civil and respectful communication if we disagree. The board will be open to listening to everyone, we hope you will provide us, and the other attendees, with that level of respect as well.

I believe our community is thriving and a great place to live. We just had a very successful yard sale, the hope is that it will become an annual event. Christmas caroling has continued, along with the picnics and other events in the works. I'm still hopeful we can get some new and old committees up and running again. Our board newsletter was a hit and very well received. We plan on continuing that this year and beyond bi-annually. We recently received an inquiry about members attending regular board meetings to observe. While we are being told our board meetings are not required by law to be open to the public, we do want to allow all of you to see the "exciting" work we do. We are discussing what this schedule would be for observers. There are no formal Q&A sessions at our monthly meetings. But again, any resident can email Danella with questions they may have for the board or contact us through the website. And if you become a member of one of the committees you may be at these meetings as well.

I want to thank everyone for coming and being a part of the discussion. Listening, communication and understanding drive progress. We will continue to do our best to lead our community.

Respectfully,

Bob Long

President Oak Hill HOA