

Okehocking Hills Civic Association
General Meeting and Election
October 16, 2018, 7:00PM
Edgmont Township Building

1) Introduction

- a) Introduce current board members and welcome new neighbors

2) Budget and Financial Update

- a) Summary of Budget
- b) Planned 2019 Expenses
- c) Review of Current Financials
- d) Recap of CPA Year-End Audit

3) Old Business

- a) Landscaping
- b) Restrictions and Covenants Reminder

4) New Business

- a) Election for Open Board Position
 - i) The positions of both Vice Presidents are up for reelection. Both serve 2-year terms.
 - ii) Present Nominees and Vote
- b) Expiration of the Association in 2021 (40 years)

5) Upcoming Events

- a) Bonfire: October 20th
- b) Christmas Dinner: Trattoria Giuseppe, date TBD
- c) Ideas for 2019?

6) Adjournment

Okehocking Hills Civic Association Financials

As of 9/30/18

YEAR TO DATE				
Income/Expense Comparison by Category				
Category	1/1/2017-9/30/2017	1/1/2018-9/30/2018	Amount Difference	
INCOME				
homeowner dues	\$ 8,371	\$ 7,525	\$	(846)
TOTAL INCOME	8,371	7,525		-846
EXPENSES				
Accounting Fees	0	100		-100
Insurance	650	650		0
landscaping				
landscaping:entrance beds	1,909	695		1,214
landscaping:grass cutting	2,083	2,210		-127
TOTAL landscaping	3,992	2,905		1,087
member communications				
member communications:website	18	18		0
TOTAL member communications	18	18		0
Postage and Delivery	7	0		7
Postage Box Rental	88	112		-24
TOTAL EXPENSES	\$ 4,755	\$ 3,785	\$	970
OVERALL TOTAL	\$ 3,616	\$ 3,740	\$	124

ROLLING 12 MONTHS				
Income/Expense Comparison by Category				
Category	10/1/2016-9/30/2017	10/1/2017-9/30/2018	Amount Difference	
INCOME				
homeowner dues	\$ 8,838	\$ 7,995	\$	(843)
TOTAL INCOME	8,838	7,995		-843
EXPENSES				
Accounting Fees	0	100		-100
Insurance	650	650		0
landscaping				
landscaping:entrance beds	1,909	915		994
landscaping:grass cutting	3,366	3,403		-37
TOTAL landscaping	5,275	4,318		957
member communications				
member communications:website	36	18		18
TOTAL member communications	36	18		18
Postage and Delivery	54	0		54
Postage Box Rental	88	112		-24
TOTAL EXPENSES	\$ 6,103	\$ 5,198	\$	905
OVERALL TOTAL	\$ 2,735	\$ 2,798	\$	63

Account Balances	
9/30/17	9/30/18
\$ 10,953	\$ 13,751

Summary of Restrictions

Excerpted from *Covenants and Restrictions for Okehocking Hills, Edgmont Township, Delaware County, PA (5/28/1981)*

Summaries are shown in red. The complete Covenants and Restrictions can be downloaded here:
<https://okehockinghills.com/association/by-laws-covenants/>

Article V. General Provisions and Restrictions

Section 4. [These are the primary restrictions for the Association.]

- a. No fence, hedge or other continuous obstruction or barrier of like nature shall be erected or maintained unless approved and agreed to by all adjoining property owners and developers provided for herein.
- b. No outside or freestanding TV, radio, short wave or other similar aerial or antenna shall be erected or maintained.
- c. No trailer, tent, recreational vehicle, outbuilding or structure of a temporary nature shall be used as a residence and no trailer, recreational vehicle, boat or unused vehicle or equipment shall be parked or stored on any lot except while such vehicle or equipment is engaged in performing work on said lot.
- d. No commercial or business type vehicle or equipment shall be parked on the lot except when performing work or making a delivery.
- e. No fowl shall be raised or kept and no kennel for the breeding or boarding of dogs shall be erected or maintained on any lot, nor shall any large animal be housed, raised or otherwise maintained on any parcel under one ownership less than three acres in size. No vegetable gardens shall be planted or kept in front yards.
- f. No septic tank, cesspools, field drains, or wells shall be constructed within twenty (20) feet of common boundaries or roadside lines.

Section 5. [Lots are for residential use only.]

No lot shall be used other than for residential purposes, including uses accessory thereto as permitted by the zoning ordinance of Edgmont Township.

Section 6. [Cannot have two houses on one lot. Private garages or other outbuildings allowed by township are OK.]

No dwelling house shall be erected on any lot which shall be designed for occupancy by more than a single family; however, this shall not prohibit quarters for domestic service. On any lot only one dwelling house shall be permitted; however, this clause shall not be construed to prohibit the construction of private garages, barns or outbuildings as may be permitted by the Township Zoning Ordinance [...]

Section 7. [Construction of any dwelling or outbuilding must be completed within 1 year. Lot must be maintained during construction.]

Section 8. [Homeowners are responsible for maintaining right-of-way between their properties and the road. Cannot obstruct this right-of-way.]

Section 9. [Homeowners may not sell or remove topsoil.]

Section 10. [Homeowners are responsible for the actions of any contractors they hire, including if the contractors damage the curbs. Lots must be kept clean during construction.]

Section 11. [Motorbikes are prohibited except for licensed motorcycles.]

The use of motorbikes and minibikes shall not be permitted in Okehocking Hills except duly licensed motorcycles may be used on the roads for purpose of normal transportation to and from the premises.

Section 12. [No landscaping or driveway may interfere with road drainage.]

No grading, landscaping or excavation or driveway installation shall be constructed on any lot in a manner that burdens, damages or interferes with drainage along, across or under the roadway.

Section 13. [All OK Hills restrictions are in addition to Township Ordinance restrictions. If two ordinances conflict, the strictest of the two will apply.]