

**Okehocking Hills Civic Association**  
**General Meeting Minutes**  
October 21, 2021, 7:00PM  
Zoom Video Conference

**1) Introduction**

- a) Mark Wise opened the meeting.
- b) Board members in attendance were Mark Wise, President; Roe Mizas, Vice President; Leslie Petruzzi, Vice President; Brian Mackrides, Treasurer; and Annie Thorne, Secretary.

**2) Elections for Civic Association Board**

- a) Four nominations were received for three open Board positions. Board members serve 2 year terms.
- b) Annie Thorne presented the Election Results:
  - i) Emailed votes were received from 25 households between October 14-20.
  - ii) No additional votes were received at the Annual Meeting.
  - iii) Final Vote Tally:
    - (1) Annie Thorne – 25
    - (2) Brian Mackrides – 24
    - (3) Mark Wise – 22
    - (4) Paul Martin – 4

**3) Budget and Financial Update**

- a) Please refer to the two-page Treasurer's Report attached at end.
- b) Brian Mackrides reported that the Association typically has \$8k income and \$6k expenses. This year projected expenses exceed income due to several one-time costs:
  - i) Actual expenses are higher than usual due to one-time legal expenses related to renewing the Covenants.
  - ii) Pending and projected expenses are estimated to be an additional ~\$3k, primarily due to landscaping and one-time legal fees related to revising the Covenants.
  - iii) This is not a problem because we have a robust bank account balance and the legal work is a one-time expense.

**4) Covenants and Restrictions Update**

- a) Renewed with minimal revisions in May 2021 prior to expiration.
- b) This fall the Board retained new counsel, Vincent Mancini of Mancini & Kodumal P.L.L.C. in Media, PA, to assist with possible revisions to restrictions.
  - i) Possible revisions may be:
    - (1) Adding better enforcement of non-monetary restrictions
    - (2) Increasing penalties for late payments
    - (3) New or revised restrictions could be for external maintenance of grass and trees, maintenance of septic systems, installation of above-ground pools and a more restrictive noise ordinance.
  - ii) Currently awaiting new lawyer feedback on these possible revisions. Also waiting to learn what percentage of homeowners is required in order to revise a restriction. This might be 67% of homeowners, or 40 households.
- c) After feedback is received, the Board will send out a non-binding survey that identifies possible changes and asks homeowners for their opinions. This survey will help us gauge if a proposed restrictions has enough support to pass.

- d) Based on the results of the survey, the Board will decide which amendments are worth pursuing (and paying for) and communicate this to Vince Mancini so he can proceed to draft amendments.
- e) Discussion: Is there a budgeted cap to this project?
  - i) No existing budget cap, however the lawyer currently only has a \$1000 retainer to complete his preliminary review and feedback. The neighborhood survey will dictate how many potential changes will need to be budgeted for and will help to avoid unnecessary costs.
  - ii) The Board agreed to keep homeowners up to date regarding spending on this project to keep this process transparent.

## 5) Landscaping Committee

- a) Roe Mizas reported that the newly formed Landscaping Committee will handle the neighborhood landscaping budget and planning moving forward, including:
  - i) Seasonal planting of front entrance beds
  - ii) Quotes on overhaul of front entrance beds (possible tree removal)
  - iii) Quotes on replacement of front entrance signs
  - iv) Regular maintenance of water retention basins
- b) Any neighbors interested in joining the Landscaping Committee should contact Co-Chairs: Roe Mizas ([rmizas@aol.com](mailto:rmizas@aol.com)) and Carolyn Wise ([cmwise2010@gmail.com](mailto:cmwise2010@gmail.com))

## 6) Social/Events Committee

- a) Leslie Petruzzi reported that the newly formed Social/Events Committee will plan and advertise neighborhood events moving forward.
- b) Potential events include:
  - i) Holiday Dinner
  - ii) Easter Egg Hunt / Easter Bunny Visit
  - iii) Camp Out / Movie Night
  - iv) Field Day
  - v) Adults-Only Events such as trips to sports games
  - vi) Bonfire
- c) Any neighbors interested in joining the Social/Events Committee should contact Chair: Leslie Petruzzi ([lapetruzzi@hotmail.com](mailto:lapetruzzi@hotmail.com))

## 7) Speeding in the Neighborhood – still an ongoing issue

- a) **HOA Efforts:**
  - i) Neighbors with a concern about a specific vehicle speeding in the neighborhood may email the Board. At its discretion, the Board will anonymously share this concern on Facebook to increase awareness and hopefully prevent future speeding. Only the vehicle description will be shared in hopes that the driver will realize who they are and change their behavior.
- b) **State Police Assistance:**
  - i) We have requested that they increase their presence in the neighborhood.
  - ii) New community liaison starts in mid-November; will reach out then for more support
- c) **Township Assistance:**
  - i) Radar sign will be reinstalled on Beverly Lane.
  - ii) Speed Humps and Roadway Painting
    - (1) Will need to go to the BOS as a formal request.
    - (2) Township Traffic Engineer's recommended solutions are in PennDOT Publication 383 (Traffic Calming Handbook)
      - (a) Chapter 4 describes the traffic calming study and approval process
      - (b) <https://www.dot.state.pa.us/public/pubsforms/Publications/PUB%20383.pdf>

- (3) Per the township, Speed Humps are not recommended by the Township Traffic Engineer for residential streets in Edgmont. Another HOA, Canter Village, requested speed humps this year and their request was denied.
- iii) “Slow, Children at Play” Signs
  - (1) Two PennDOT “Watch Children” signs are currently installed in OK Hills.
  - (2) In 2017 the Board requested that the Township install two more signs. The BOS decided to allow this if the HOA paid for the cost, installation and maintenance of the signs. The cost was \$24 per sign + \$75 for installation for a total cost of \$99 per sign. The Board decided not to proceed.
- d) *Discussion: What about installing a stop sign on Beverly at the intersection with Nicole?*
  - i) Annie will reach out to the Township to learn more.

## 8) Proposed Elementary School

- a) In June RTMSD announced plans to build a new public elementary school on Middletown Road in Edgmont. The entrance to the school will be on Rt. 352 near the location of the Green Church.
- b) This was the result of a multi-year planning process where several options were explored including expanding other schools. The district determined that building a new school in Edgmont is the best option because our area is experiencing growth and Edgmont is the only municipality in the district without an elementary school. Currently students are bussed south of Route 1 to Glenwood.
- c) The district will be submitting a zoning amendment application to the township. The township has held public meetings and will continue to provide public notice of meetings and any zoning amendments in accordance with the law.
- d) Resources for more information:
  - i) **RTMSD Site**
    - (1) <https://www.roomtolearnroomtogrow.org/>
    - (2) The district will respond to resident questions within 24-48 hours. Leslie reported that she asked a question about water runoff and received a personal response from the Superintendent.
  - ii) **Edgmont Township Site**
    - (1) <https://edgmont.org/index.asp?SEC=47DA977D-617A-44EE-ABEA-AED72A4589A4&DE=5BB02DE6-1D95-4C65-A5DF-9568A8C71DC7>
  - iii) **Connect Edgmont Group**
    - (1) <https://ConnectEdgmont.com/>
    - (2) Founded by OK Hills residents Steve Brook and Annie Thorne. Includes Frequently Asked Questions and public meeting recaps.
  - iv) **Okehocking Hills Facebook Group**
    - (1) <https://www.facebook.com/groups/OkehockingHills>
    - (2) Leslie will be compiling relevant information to share on Facebook.

## 9) Open Discussion

## 10) Adjournment

Respectfully submitted,

Annie Thorne, Secretary

**TREASURER'S REPORT**  
(Rolling 12 months 10/01/20 to 09/30/21)

**Account Balance:**

Total (10/01/20) ..... \$ 17,618.28

**Income:**

Association Dues ..... \$ 7,800.00\*

**Expenses:**

Landscaping .....\$ 5,317.83  
Update Covenants ..... 941.58  
Insurance ..... 650.00  
Admin/Misc ..... 193.45  
Postal ..... 147.00  
Registrations ..... 88.00

Total Expenses ..... (\$ 7,337.86)

**Account Balance:**

Total (09/30/21) ..... \$ 18,080.42

\* Dues owed = \$344.38

**NOTES:**

Landscaping = 72% of Expenses  
Covenants = 13% of Expenses  
Insurance = 10% of Expenses  
Dues Delinquency = 1 Household

**TREASURER'S REPORT**  
(Year-to-date 01/01/21 to 10/01/21)

**Account Balance:**

Total (01/01/21) ..... \$ 16,319.79

**Income:**

Association Dues ..... \$ 7,800.00\*

**Expenses:**

Landscaping .....\$ 4,035.23  
Update Covenants ..... 941.58  
Insurance ..... 650.00  
Admin/Misc ..... 177.56  
Postal ..... 147.00  
Registrations ..... 88.00

Total Expenses..... (\$ 6,039.41)

**Account Balance:**

Total (09/30/21) ..... \$ 18,080.42

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**Pending Expenses:**

Landscaping (September) .....\$ 408.10  
Landscaping (Tree Removal) ..... 250.00  
Miscellaneous (Bonfire) ..... 250.00  
Total Pending Expenses ..... (\$ 908.10)

**Projected Expenses:**

Landscaping (October through December) .....\$ 500.00  
Landscaping (Entrance beds) ..... 650.00  
Legal (HOA Docs -Covenants) ..... 1,000.00  
Total Projected Expenses ..... (\$ 2,150.00)

\* Dues owed = \$344.38

**NOTES:**

Landscaping = 67% of Expenses  
Covenants = 16% of Expenses  
Insurance = 11% of Expenses  
Dues Delinquency = 1 Household