

Okehocking Hills Civic Association

General Meeting Minutes

November 6, 2025, 7:30 PM

Zoom Video Conference

1) Introduction

- a) In attendance were Mark Wise, Leslie Petruzzi, Roe Mizas, Annie Thorne, Brian Mackrides, and six guests.

2) Elections for Civic Association Board and Appointment of Officers

- a) Election
 - i) Three nominations were received for the three open board positions. Board members serve 2-year terms.
 - ii) Annie Thorne presented the election results:
 - (1) Emailed votes were received from 12 households between October 31 and November 5.
 - (2) Votes from 3 additional households were received at the Annual meeting.
 - iii) Final Vote Tally:
 - (1) Brian Mackrides – 15
 - (2) Annie Thorne – 15
 - (3) Mark Wise – 15
- b) Appointment of Officers
 - i) The board members unanimously agreed to retain the same officer positions:
 - (1) President: Mark Wise
 - (2) Vice Presidents: Roe Mizas, Leslie Petruzzi
 - (3) Treasurer: Brian Mackrides
 - (4) Secretary: Annie Thorne

3) Budget and Financial Update

- a) Treasurer: Brian Mackrides
- b) See Treasurer's Report appended to these minutes.
- c) Annie Thorne will contact our broker to find out why the insurance went up so much.

4) Landscaping Update

- a) Chair: Roe Mizas
- b) Roe Mizas reported that the Landscaping Committee is no longer active.
- c) Earlier this year, Nick Terkanian helped the committee put out an RFP for lawn cutting services. He received responses from around six landscapers, met with each of them, and provided their proposals to the board for review. Based on Nick's feedback, the board decided to continue to contract lawn cutting and seasonal cleanup services through our current landscaper, Turchiarolo's.

Questions may be emailed to okhills.hoa@gmail.com.

5) Front Entrance Overhaul Update

- a) In 2023, the board approved a preliminary budget of \$10,000 to replace the signage at the neighborhood entrance.
- b) Carolyn Wise suggested we mimic the entrance of Pony Trail Drive. This would include two stone walls with a small “Okehocking Hills” plaque affixed to one or both, native trees, and no flower beds. Removing the flower beds will reduce the Association’s annual maintenance costs.
- c) Board members and guests on the call agreed with Carolyn’s suggestion.
- d) Steve Brook volunteered to handle the RFP for this project.

6) Events Committee Update

- a) Chair: Leslie Petruzzi
- b) Holiday Cocktail Party
 - i) Leslie will check with DiFabios for availability on Wednesdays and Thursdays and put out a survey in the neighborhood Facebook page

7) Adjournment

Respectfully submitted,

Annie Thorne, Secretary

OKEHOCKING HILLS CIVIC ASSOCIATION

Post Office Box 222 • Gradyville, PA 19039

www.okehockinghills.com

TREASURER'S REPORT (Rolling 12 months 10/01/24 to 09/30/25)

Account Balance:

Total (10/01/24)	\$ 21,380.26
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Income:

Association Dues	\$ 8,510.25*
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Expenses:

Landscaping	\$ 7,595.40
Insurance	1,062.00
Admin/Misc.....	179.00
Postal	193.40
Domain Registration.....	0.00

Total Expenses	<u>(\$ 9,029.40)</u>
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Account Balance:

Total (09/30/25)	\$ 20,861.11
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NOTES:

Landscaping = 84% of Expenses

Insurance = 12% of Expenses

Dues Delinquency = 2 Households

- * Annual dues are to be collected from (54) properties. That is (59) properties less the HOA board members (5) properties = (54) properties. One property, which is undeveloped, pays dues equal to 1/2 of those dues paid by each of (53) other properties. (This year one property had pre-paid 2025 dues in 2024. Two properties have not paid dues and are therefore delinquent.)

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TREASURER'S REPORT (Year-to-date 01/01/25 to 10/01/25)

Account Balance:

Total (01/01/25)	\$ 19,464.81
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Income:

Association Dues	\$ 8,332.50*
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Expenses:

Landscaping	\$ 5,661.20
Insurance	1,062.00
Admin/Misc.....	20.00
Postal	193.40
Domain Registration.....	0.00

Total Expenses.....	<u>(\$ 6,936.20)</u>
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Account Balance:

Total (09/30/25)	\$ 20,861.11
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Pending Expenses:

Landscaping (August)	\$ 532.60
Miscellaneous (Bonfire)	\$ 159.00
Total Pending Expenses	<u>(\$ 691.60)</u>

Projected Expenses (September through November):

Landscaping	\$ 1,540.00
Domain Registration.....	\$ 20.00
Total Projected Expenses	<u>(\$ 1,560.00)</u>

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