



Old Iron Estates Homeowners Association  
2022 Annual Meeting  
Tuesday, March 7th, 2023  
ZOOM Conference

**Board of Directors In Attendance:**

Barry Foltz (Vice President)  
Erin Stahlnecker (Treasurer)  
George Bibikos  
Barry Foltz  
Trevor Davis (Secretary)

**Homeowners In Attendance:** 12-unit owners

- G. Bibikos
- E. Stahlnecker
- K. Hoover
- G. Creasy
- B. Foltz
- A. Pierce
- D. Rayfield
- T. Davis
- S. Biacchi
- B. Jordan
- J. Hunter
- M. Vogel

## I. Call to Order

- Meeting was called to order at 7:03 PM
- Motion to establish a quorum was accepted and seconded by the participants
- Meeting Agenda, 2021 Meeting Minutes, HOA Financial information distributed via Email.

## II. Establishment of a Quorum

- 12 Homeowners established a quorum for the rescheduled annual meeting.

## III.) Approval of 2021 Annual Meeting Minutes

- Motion made by the president to approve 2021 annual minutes
- Unanimously approved by the homeowners

## IV.) Treasurer's report & approval of 2022 Association budget

### A.) 2022 Revenue & Expenditures:

<b>Old Iron Estates Homeowners Association</b>		
<b>For the Period January 1, 2022 through October 31, 2022</b>		
<b>Revenue</b>		
Assessments for 2022	13,050.00	
Assessments for Years Prior to 2022	1,100.00	
Initiation Assessments	1,750.00	
Resale Certificate Fees	1,250.00	
PayPal Fees	52.50	
Interest Income	26.31	
Late Fees	250.00	
Legal Settlement	7,500.00	
<b>Total Revenue</b>		<b>24,978.81</b>
<b>Expenses</b>		
Landscaping	6,860.00	
Landscaping - Watering Overage Charges	-	
Snow Removal	330.00	
Maintenance	-	
Insurance - Directors & Officers Policy	795.00	
Insurance - Commercial Package Policy	1,619.00	
Legal Fees	1,107.80	
Block Party	410.75	
Website Fees	-	
P.O. Box	-	
Mailing & Supplies	-	
PayPal Fees	32.85	
<b>Total Expenses</b>		<b>11,155.40</b>
<b>Net Position for the Period January 1, 2022 through October 31, 2022</b>		<b>13,823.41</b>
Carry Forward Balance from 2021		<u>50,461.63</u>
<b>Cash Position as of October 31, 2022</b>		<u><u>64,285.04</u></u>

## B.) 2023 Proposed Budget and Projected Expenses

### Old Iron Estates Homeowners Association 2023 Budget

<b>Revenue</b>			
Assessments for 2023		13,950.00	(1)
<b>Total Revenue</b>		<u>13,950.00</u>	13,950.00
<b>Operating Expenses</b>			
Landscaping		9,530.00	(2)
Snow Removal		500.00	(3)
Maintenance		100.00	
Insurance - Directors & Officers Policy		834.75	(4)
Insurance - Commercial Package Policy		1,699.95	(4)
Legal Fees - General		250.00	
Block Party		500.00	
Mailing & Supplies		200.00	
Website Fee		250.00	
Post Office Box Fee		134.00	
<b>Total Operating Expenses</b>			13,998.70
<b>Non-Operating Expenses</b>			
Capital Improvements		10,000.00	
<b>Total Non-Operating Expenses</b>			<u>10,000.00</u>
<b>Net Projected Position for the Period January 1, 2023 through December 31, 2023</b>			(10,048.70)
Carry Forward Balance from 2022 as of 10.31.22			<u>64,285.04</u>
<b>Projected Cash Position at 12/31/23</b>			<u><u>54,236.34</u></u>

- (1) \$150 assessment for 93 lots.
- (2) Landscaping company for 2023 work is estimated to be Mabiuis Landscapes LLC. Budget is an increase of 8% (based on CPI) over 2022 contract charges of \$8,820.
- (3) Contract with Mabiuis Landscapes LLC includes snow removal for sidewalk in front of the common lots and brick pathway at \$100/hour. Budget includes approximately 5 hours.
- (4) Estimated 5% increase over the 2022 insurance rates.

## C.) Current HOA Balance & 2023 Budget :

- Estimated balance at end of 2022 **\$64,285.04**
- The 2023 Annual Assessment will remain at **\$150**
- 2023 Proposed Budget
  - Expected increase in landscaping quote
  - Expected increase in insurance quote
  - Community website fee for 2023 paid in Fall 2022
  - Block Party reestablished for 2022 and will again be held in 2023

**Motion to approve 2023 Budget:**

- Approved by unanimous vote.

**V.) Architectural Review Committee Report**

A.) 2022 Pear Tree Blight Treatments:

\* Please call Good's Tree Care for tree spraying services in the 2023 Season but you do not have to use Good's Tree Care if a homeowner would rather employ another landscaping company.

\* Good's Tree care is quoting NO increase in costs for spraying the pear trees. The 2022 prices will also apply to 2023 pricing. Please visit the HOA website for more information.

\* Every homeowner is encouraged to spray his or her own pear trees. If the trees are not sprayed, the fungus will spread to other properties and continue the demise of the community pear trees.

**- 2023 Good's Tree Service Pricing: (Same as 2022 pricing)**

Goods Tree Care - 2022 Trellis Rust Pricing  
Old Iron Estates Community

Pricing per tree will be as follows for the community:

The first tree will be: \$28.00 and every tree thereafter will be an additional \$10.00.

- 1 Tree: \$28.00 per spray application
- 2 Trees: \$38.00 per spray application
- 3 Trees: \$48.00 per spray application
- 4 Trees: \$58.00 per spray application
- 5 Trees: \$68.00 per spray application
- 6 Trees: \$78.00 per spray application
- 7 Trees: \$88.00 per spray application
- 8 Trees: \$98.00 per spray application
- 9 Trees: \$108.00 per spray application
- 10 Trees: \$118.00 per spray application

**Note: Full treatment requires three (3) spray applications:  
—> MULTIPLY THE ABOVE PRICES X3 for TOTAL PRICE**

\*\*\*This cost will be determined by the Arborist to only include the trees along the street or in the front lawn areas. Trees at the side or rear of the house or property will be subject to additional costs.

2021 customers will receive a renewal contract from Goods Tree Care.

New customers for 2022 will need to initiate a contract with Goods Tree Care:

Sam Hammer, ISA Certified Arborist email: [sam@goodstreecare.com](mailto:sam@goodstreecare.com)

Goods Tree Care, 4401 Chambers Hill Rd, Harrisburg PA 17111. Office 717-564-1995

*Note: OIE Unit Owners may select pear tree spraying services from any company and are not obligated to contract with Goods Tree Care. The OIE Community Board has no financial or business relationship with Goods Tree Care.*

**B.) New Home Builds 2022-2023:**

- \* 2 Remaining open lot properties in Old Iron Estates, both are located on Moline Ln.
- Expecting home building on these open lots to occur in 2023
- One of the lots is for sale, currently.

**Homeowner Question #1:** How many lots remain empty in Old Iron Estates?

**Answer:** 2 lots remain empty. One is for sale. One is owned by Lancaster Home Builders with plans to build.

\*Note: 1 lot on Farmcrest Ln. is a cellular phone tower and will not be sold or built upon

\*Note: Several homes have purchased empty adjacent lots from the developer to increase the overall size of their property.

**Homeowner Question #2:** What is the status of the construction project occurring on McCormick Lane where the sidewalk has been out of service for several months now?

**Answer:** The project occurring on McCormick lane is extensive and will take several months. It is a large engineering project using both contractors and the Lower Paxton Township to correct an ongoing water issue with that property. The HOA Board will reach out to the homeowner for an update and will convey that update with the homeowners of Old Iron Estates.

## **VI.) Old Business**

**Homeowner Question #3:** Are solar panels an option in Old Iron Estates?

**Answer:** No, solar panels are prohibited in Old Iron Estates. However, as technology develops, this topic may be reviewed in the future. The covenants could be re-written with 66% agreement amongst the OIE homeowners. Thus, architecturally aesthetic solar technology may be reconsidered in the future.

**Homeowner Question #4:** What is the status of the “cell tower” lot that has become essentially a dumping ground for construction materials on Farmcrest Lane

**Answer:** This lot is owned by the former developer Kevin Ricker. The HOA board is attempting to get a hold of Mr. Ricker about cleaning up construction materials left on the lot.

**Homeowner Question #5:** Does the board have any plans or ideas on rectifying the number of homes in Old Iron Estates that are not bound by the covenants?

**Answer:** The Old Iron Estates Board of Directors have had preliminary discussions about how to proceed with the current state of our community. No official plans have been decided on. The Board has voted to create a committee to explore ideas about rectifying the approximately 40 homes not bound by the covenants and restrictions of Old Iron Estates. At present, the best idea put forward is to approach these homeowners about adding the covenants to their respective properties. How much this approach will cost and how it will be carried out has not yet been deliberated.

### **Homeowner Question #6:**

What is the status of allowing, or not allowing, political signs in Old Iron Estates?

**Answer:** The covenants & restrictions allow for 1 sign to be placed on properties with (3) specific provisions about what can be placed on aforementioned sign. The (3) approved sign provision are:

- 1.) Temporary sign indicating sale or construction of home
- 2.) Permanent sign with Family/Homeowners surname
- 3.) Sign must adhere to 18 " X 24" size requirements

Discussion: Although political signs in Old Iron Estates is a rarity, The Board will explore options for enforcing this covenant moving forward.

### **VII.) Election of Board of Directors**

- 2 Board Directors were up for reelection for another 2-year term
- 1 candidate is a new nominee

**Floor Motion:** Motion to re-elect all board member incumbents and candidates on the ballot.

- Seconded

**Floor Vote:** All candidates and incumbents elected to the Board of Directors with majority vote:

**Yay: 12**

**Nay: 0**

#### **Board of Directors Reelected:**

- \* Erin Stahlnecker
- \* Jen Hunter

#### **Board of Directors Elected:**

- Kelly Hoover (Candidate)

### **VIII.) New Business/Unit Owner Forum**

- Election of Board of Directors.
- No further questions from homeowners

**IX.) Motion to Adjourn**

- Meeting adjourned at 7:57 PM

**X.) Next Meeting**

- The next scheduled Board of Directors meeting will be determined at a later date TBD April 2023..