

August 30, 2023

VIA FIRST CLASS MAIL

Nicholas Karamanos and Cassandra Karamanos
1034 Chapel Forge Ct
Lancaster, PA 17601

RE: Getz's Woods Homeowners Association, Inc.

Dear Nicholas Karamanos and Cassandra Karamanos:

My name is Aaron Marines and I am sending you this letter at the request of your Homeowners' Association. I am an attorney and partner with Russell, Krafft & Gruber, LLP in Lancaster. For the past twenty-three years, I worked with homeowners' associations like yours. I work with over seventy associations in Central Pennsylvania and with most regional property management companies. I write and teach about community associations to many groups, including attorneys, realtors, property managers and other association boards.

I recently met with members of Getz's Woods Executive Board. They asked me to write to the Community to answer some questions about the Association, the Board, elections and other topics of concern.

The Status of the Association and the Executive Board

My understanding is that due largely to COVID, the last time an annual meeting was held was in March 2020. There do not appear to be any minutes from that meeting. That probably means that the meeting did not have a quorum (60% of all Owners) and an election of Board members did not occur. In community associations like Getz's Woods, members of the Executive Board keep their positions until they are replaced in an election, or they resign. When a Board member resigns, the other remaining Board members have the right to appoint someone to fill that vacancy.

The current Board is made up of Mark Gainer, Bruno Schmalhofer and Nick Karamanos and is valid and legal. Bruno and Nick were appointed by the prior Board members to replace Rachel Weaver and Brian Biggs who resigned from the Board.

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Upcoming Annual Meeting and Elections

The Executive Board is going to hold an annual meeting and election for Board members in November of this year, as required by the Bylaws. Because there has not been an election in a few years, all the Board member terms have expired. This means all three Board positions will be up for election. You will receive more information from me as to the date of the annual meeting and relevant details soon.

Changes to the Bylaws required by Act 115 and other laws

Act 115 went into effect earlier this year. This law updated the Pennsylvania Uniform Planned Communities Act, primarily dealing with homeowners' association elections. The Act requires communities like yours to make some changes to their Bylaws. Because these changes are required by the Act, the Association can make them with a "corrective amendment." This does not require any sort of vote by the Community members. The Board is in the process of making the changes to the Bylaws that are required by Act 115. These will be in place before your election in November.

Some of the changes enacted by Act 115 will make it easier for you to participate in the Association. For example, Act 115 allows you to opt for electronic notice of annual election meetings. It gives the Board the option to have remote, electronic meetings or to collect absentee or electronic ballots for elections. Act 115 also requires that if there are more candidates at an election than Board positions to be filled, that any candidate is able to request a "pre-election session" which is an opportunity for candidates to talk to the Community. I am also reviewing the Bylaws for compliance with all other applicable state and federal laws.

Access to Association Records

When I met with the Board, they explained that some members of the Community were concerned about minutes of Board meetings. The Act says that all "financial records and other records" of the Association may be inspected by any Owner. This includes meeting minutes from all Board meetings. Anything that the Association keeps "in the file" is open for inspection by anyone in the Community. Having said that, the current Board has access to very limited records that have been given to them by prior Board members; whatever information they have they are willing to share in accordance with the terms of the Act. The current Board has established a website to post minutes of any Board meetings along with financial and other information pertaining to the neighborhood. The website can be found at <https://getzs-woods-hoa.webador.com>

If you have any questions or concerns, you should relay them to one of the Board members. Many times, Community members will have similar questions that can be answered at one time.

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I hope that this letter serves as a useful update about the Association.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Aaron S. Marines", with a long horizontal flourish extending to the right.

Aaron S. Marines

ASM/dls