



JENNIFER MEJIA  
October 11, 2023

LARRY B. MAIER  
OF COUNSEL, *retired*

VIA 1<sup>ST</sup> CLASS MAIL & EMAIL @ [asm@rkglaw.com](mailto:asm@rkglaw.com)

Board of Getz's Woods Homeowners Association, Inc.  
c/o Aaron S. Marines, Esquire  
**RUSSELL, KRAFFT & GRUBER, LLP**  
101 North Pointe Blvd., Suite 202  
Lancaster, PA 17601

RE: Act 115 Changes to the Bylaws of the Getz's Woods Homeowners Association, Inc. - Revised

Ladies and Gentlemen:

I have been asked to provide a legal opinion regarding the Amendment (hereinafter "Amendment") to the Bylaws of the Getz's Woods Homeowners Association, Inc., under the Uniform Planned Community Act, 68 Pa. C.S. § 5101, et. seq. as amended (the "Act").

In connection with the Amendment, I have examined copies of the following documents: Bylaws of the Getz's Woods Homeowners Association, Inc., as amended March 28, 2000, and the proposed Amendment. I also reviewed Pennsylvania House Bill 1795 of 2021 ("Act 115").

It is my understanding that the Getz's Woods Homeowners Association, Inc. Board ("Board") desires to amend the Bylaws as follows:

Section 1. Definitions will be amended to address the following terms:

1. "Absentee Ballot"
2. "Electronic Ballot"
3. "Immediate Family"
4. "Independent Reviewer"
5. "Vote By Proxy"
6. "Vote Management System"

Section 2. Conducting Business will be revised to amend language related to the following:

1. Meetings
2. Quorum
3. Recording Meetings of the Association
4. Amending the Bylaws

Section 3. Elections and Voting provisions will amend language related to the following:

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1. Pre-Elections Sessions
2. Election by Acclamation
3. Voting

Section 4. The remainder of the Bylaws are proposed to remain in full force and effect and to the extent the proposed amendments differ from the Bylaws, the Amendment would control.

Based on the foregoing, I am of the opinion, as of the date hereof, under existing law, that:

Getz's Woods Homeowners Association, Inc. is a Homeowners Association under the Act and that the adoption of the proposed Amendment to Bylaws for Getz's Woods Homeowners Association, Inc. is permitted under Section 5306c of the Act and the adoption of the proposed Amendment to Bylaws is necessary to bring the Bylaws into compliance with the changes implemented by Act 115.

In rendering this opinion, I have assumed and relied upon, without independent investigation, (i) the authenticity, completeness, truth and due authorization, execution and delivery of all documents submitted to me as originals, (ii) the genuineness of all signatures on all documents submitted to me as originals, and (iii) the conformity to the originals of all documents submitted to me as certified or photostatic copies. I have also assumed the legal capacity, authority and due and proper execution and delivery by the respective parties, that have made, executed, or delivered, or will make, execute, and deliver, the agreements, documents, certificates, and opinions examined by us or upon which our assumptions and reliance are based.

The opinion herein is given as of the date hereof. I assume no obligation to update or supplement the opinion to reflect any facts or circumstances which may hereafter come to our attention or any changes in laws which may hereafter occur. Should any of the facts herein stated be incorrect, I ask the Board to notify me.

This opinion letter is being delivered to the Board of Getz's Woods Homeowners Association, Inc. and is solely for the benefit of the Board for the purpose of the Amendment. Without our prior written consent, this opinion letter, and the opinion set forth herein, may not be used or relied on by anyone other than the Board and Board's counsel, or for any other purpose.

Respectfully,  
**MEJIA LAW GROUP, LLC**

By: 

Jennifer Mejia

JM/kag

**MEJIA LAW GROUP, LLC**

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