

Blossom Hill Homeowners Association
c/o Paradigm Properties Group, Inc.
2029 Cato Avenue
State College, PA 16801
P:814-308-9602
E: Info@RentPPG.com



Notice of the 2026 Annual Meeting for Blossom Hill Homeowners' Association

The Blossom Hill Homeowners' Association has scheduled its 2026 Annual Meeting for

Monday, April 27, 2026, at 6:00 PM

To be held at Derry Township Senior Citizen Center: 15 W Mill Street, Yeagertown, PA 17099

Nominations for Board Position are now being accepted; to be included in the upcoming ballot, please complete, and submit included application to our office by **April 24, 2026**, via mail or email. Voting by ballot will occur at the meeting; please complete a Proxy to vote on your behalf if you are unable to attend. Nominee information will be emailed with a reminder to all members on Monday, April 10th.

Agenda items will include:

- Introduction of the Board of Directors
- Approval of 2025 Meeting Minutes
- Financial Report
 - 2025 EOY- 2026 Budget Statement
- Grounds Report
 - Snow Removal/ Landscaping
- Parking
- Spring Yard Sale
- Duplex/ Townhomes Update
- Board of Directors Election
- Questions/ Comments

Krystal Langille
Community Manager; PPG, Inc.

(E) KLangille@RentPPG.com

(P) 814-308-9602



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Application for Executive Board Blossom Hill Homeowners Association

This Application must be returned by end of day on **April 24, 2026**, to be added to the ballot.

Name: _____

Address at Association: _____

Telephone: _____

Email: _____

CERTIFICATION BY MEMBER: I wish to submit my application to serve as a member of the Executive Board for Blossom Hill Homeowners Association. I have reviewed the qualifications for a Board member position as set out in the Governing Documents. I am qualified and willing to serve as a member of the Board.

I have also reviewed the responsibilities of the Executive Board for Blossom Hill Homeowners Association. I wish to share with the members the reasons that I am qualified to serve and my goals for this community: *(If more space is needed, please attach additional page)*

Signature: _____ Date: _____

Return this form by April 24, 2026, by any of the following means:

- **Email: Info@RentPPG.com**
- **Fax: 814 - 308 - 9601**
- **Mail: 2029 Cato Avenue
State College, PA 16801**



Homeowner Proxy

Blossom Hill Homeowner's Association

KNOW THAT ALL MEN BY THESE PRESENTS, that the undersigned member of the Blossom Hill Homeowners' Association hereby constitutes and appoints:

_____ Of _____
Name of Proxy *Proxy's Unit #*

As his/her/their lawful proxy for him/her/them and in his/her/their named place and stead to vote unit(s) _____ at the Annual Meeting to be held on **Monday, April 27, 2026, at 6:00 PM** and at any and all adjournments thereof. **The meeting will be held at Derry Township Senior Citizen Center: 15 W. Mill Street, Yeagertown, PA 17099.** By designation of proxy, the Proxy may attend and represent the Homeowner with full power to vote and act on all issues and motions that are properly presented at the meeting for which this proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy; provided, however, concerning the following issue(s) the Proxy shall vote as stated:

IN WITNESS WHEREOF, the undersigned has/have hereunto set his/her/their signature.

This _____ day of _____, 2026.

Signature: _____ Signature: _____

Print Name: _____ Print Name: _____

Address at Association: _____

Make sure your designated proxy holder brings this form to the meeting.

PROXY INSTRUCTIONS:

A quorum is required to conduct official business; if you can attend the meeting, you may vote in person. If you cannot attend, please complete this form to designate a proxy to vote on your behalf. Your proxy will then present this form to management and the Board at the beginning of the meeting.

Please contact our office with any questions regarding this proxy at 814-308-9602 or by email at Krystal Langille: KLangille@RentPPG.com

Blossom Hill Homeowners' Association 2025 Annual Meeting

Location: Derry Township Senior Citizen Center: 15 W Mill St, Yeagertown, PA 17099

Meeting start: Monday, June 9th at 5:04 pm

Board Members present: Tyler, Brett, Jose, Larry, Robert, Krystal (Community Manager)

Introduction of the board members to the Association.

Motion to accept the Meeting minutes from the 2024 Annual meeting.

Jose spoke a little about the budget for 2024 and some of the budget for this year, and a reminder that all that information is on the community website.

All items with Berks were completed (streetlights and walking path) and transferred over to Blossom Hill HOA. Reasons for street light outages were explained, and the issue was resolved.

Tyler went over parking restrictions, who enforces it, and when it will be enforced (Potential July timeframe), who decided where the no parking signs went (road master), alternatives to Potential parking were discussed since a cul-de-sac has a no parking sign (one member asked if Geisinger lot after hours was possible).

Brett went over ideas for future projects (Community pavilion or a small parking lot, for example). He asked for any other ideas, and a member asked if it would raise costs.

Duplex/townhome update, went over proposed changes, and went over amendments to bylaws. Temporary structures/trampolines were brought up by a member (they did not agree with the new verbiage and wanted to know who was enforcing the securement method, the timeframe on which they should be allowed outside, fencing off the trampoline, and asked if the community could vote to remove trampolines altogether.

An in-person vote on the declaration was conducted to see where we stood with the participants who attended the meeting.

18 yes

8 no

The Spring Yard Sale was held on Friday, June 6th. and Saturday, June 7th.

Q&A

Tree safety to the house/proper tree removal, and does the tree need to be replaced?

Fall yard sale date? No date yet. Better, more visible yard signs at entrances to the community

Can we add no solicitations to the community?

Meeting ended at 6:14 pm