



Seven Oaks Homeowner's Association



March 15, 2012

Greetings to all Seven Oaks Homeowner's: Spring is here!

Recent Updates:

- Spring cleaning was done with quarterly trash pick-up being completed around the community. Please note that Seven Oaks common areas are not ash trays. Cigarette butts are to be disposed of properly. Warning letters were sent out to unit owner offenders to pick-up cigarette butts before fines and clean up charges will be assessed.
- The Annual Meeting of Seven Oaks Homeowners Association is Tuesday, April 17th at Kissinger's Lutheran Church. The meeting will start at 7:00 P.M. Hope to see you there.
- An unprecedented number of fines were assessed last month totaling \$750. Primary issues are noise complaints and underage drinking. A Wyomissing Police report virtually assures a fine will be assessed against a unit for violations of community rules and regulations. Anyone can view Wyomissing Police Activity reports at :
<http://www.co.berks.pa.us/Muni/Wyomissing/Pages/DailyActivityReport.aspx>
- There has been some misinformation circulating around Seven Oaks regarding an insurance claim in the 400 building. The background and facts are as follows: in the Summer of 2009, hot water leakage in Unit 406 (an upstairs unit) caused extensive water damage to Units 403, 405 and 407 (lower units). As required by Seven Oaks HOA governing documents, Seven Oaks HOA has undertaken remediation and restoration of all impacted units. Seven Oaks HOA has retained counsel to proceed and joined in a legal action to pursue all claims for damages and costs incurred relating to this incident. Allstate (the upstairs unit insurance company) is refusing to pay the remaining claim to date and Seven Oaks HOA is now proceeding through the Court of Common Pleas of Berks County, known as No. 10.6109 in an effort to recoup all costs incurred to date including attorney fees. The case is assigned to Judge Sprecher with the next court date in April 2012.

- Status of capital improvement items:
 - Marks Welding has replaced and repaired railings and posts throughout the development.
 - New Castle has been doing Spring clean-up and fertilization.

- Preferred contractors:
 - Jeff Homan, Homan Construction 610-334-4167
 - Mark Christman, Marks Welding 610-401-8460
 - Rozzi Windows 610-372-7469
 - Stubbs Cleaning 610-375-0274
 - Let us know of any other contractors that you have had a good experience with and we will add them to the list.

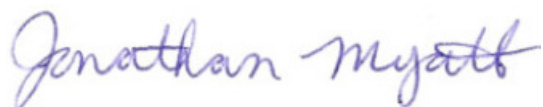
- The following HOA Board meetings will be held at **Kissinger Lutheran Church at 7:00 P.M.** All unit owners are welcome.
 - **Thursday, March 22, 2012 *please note time change to 7:00 P.M.**
 - **Tuesday, April 17, 2012 ANNUAL MEETING-7:00 P.M.**

The Seven Oaks HOA customer service number is: 610-779-5812. Please use this number for issues concerning the community or to report items in need of attention. Also, please call this number to alert us of police calls to the development. As always, for emergencies, please call 911. Non-emergency or for persons needing to file a police report or to speak to an officer, please call 610-655-4911 or 1-800-372-9111. **It is critical that owners contact both the Police and the Seven Oaks HOA when there are issues!!!**

Please mail all future condo payments and any correspondence to:

**Seven Oaks Homeowner's Association
 Post Office Box 6270
 Wyomissing, PA 19610**

Sincerely,



Jonathan Myatt, President
 Seven Oaks Homeowner's Association, Inc.