



Seven Oaks Homeowner's Association



June 22, 2012

Greetings to all Seven Oaks Homeowner's:

Recent Updates:

- The next HOA Board meeting will be held at **Kissinger Lutheran Church at 6:30 P.M.** All unit owners are welcome.
 - **Thursday, June 28, 2012 *please note time change to 6:30 P.M.**
- Seven Oaks HOA will have a new insurance carrier effective June 29, 2012, Miller's Capital Insurance. While Smith Insurance, (Seven Oaks HOA insurance broker) was able to match up our most current coverage's and limits there are a few differences:
 - Miller's Capital Insurance has a \$10,000 loss deductible and a ban on gas or charcoal grilling on balconies and/or patios. This change was necessitated by Seven Oaks current loss history. We were able to in effect hold the line on insurance premiums, but had to raise the deductible. The ban on gas or charcoal grill is a standard condition on most new HOA insurance policies. More insurance related information will be forthcoming next month.
- **Any insurance related questions or requests for certificates of insurance as required by banks and mortgage companies should be directed to Jan Fusco, JFusco@smithinsurance.com Smith Insurance Agency 215-542-5959**
- Status of capital improvement items:
 - The 800 building roof has been completed on time and on budget.
 - New Castle continues landscaping improvements and maintenance;
 1. Planting of Maple trees
 2. Side of 900 building landscaped.
 3. Low branch trimming and dead tree removal
- Investors per the bylaws, please remember to submit the following information on all rental units:
 - i. Full copy of executed lease
 - ii. Executed 'Exhibit A' Lease addendum for each tenant (binds tenants to Seven Oaks HOA rules and regulations)
 - iii. Tenant information sheet (name, e-mail, phone number, vehicle info for all tenants). All vehicles need to be registered.

- Furniture Disposal:
 - As tenants move out, please advise them that Hope Rescue Mission and Habitat for Humanity ReStore accept used furniture donations. The non-profit agencies will pick up the donated items.
- We are continuing E-mailing the Newsletter to Unit Owners. If you received a paper copy of this letter, *we need your e-mail address*. Please e-mail us below with your e-mail address for future correspondence. E-mail saves postage and printing costs.

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**

Please feel free to contact us with any questions, concerns or ideas.

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