



# Seven Oaks Homeowner's Association



July 2, 2013

## Greetings to all Seven Oaks Homeowner's:

### Recent Updates:

- Siani Wildlife Management has been successfully trapping (and relocating) squirrels, groundhogs (3) and raccoons (4) from the Seven Oaks property. As a friendly reminder, please do not leave trash outside on your patio or near your front door as this attracts critters looking for a meal.
- Capital improvements around the community:
  - ✓ Macadam/parking lot repairs
  - ✓ Replacing wooded hand railings
- Seven Oaks Rules and Regulations Amendment (as of June 26, 2013)

Rule # 41 regarding charcoal grills; amended to state "no grills" are permitted on patios, decks or garden areas due to insurance policy of the HOA.

Rule # 180 amended to state that every rental unit must have a lease. The initial term of not less than one year has been removed.

- Common area building and related insurance was renewed at the end of June. The annual cost to Seven Oaks HOA increased 4% as a result of a 6% increase in the insured value of the building at Seven Oaks. A new certificate of insurance is attached to this Newsletter and can also be found on the Seven Oaks website: [www.sevenoakswyomissingpa.com](http://www.sevenoakswyomissingpa.com)
- Since gas or charcoal grills are no longer permitted due to insurance regulations, the Board has discussed getting bids to repair the melted or damaged vinyl siding and fascia at Seven Oaks. While preliminary at this point, unit owners with damaged siding and fascia will be invoiced for the cost of the repair with monthly payment plan options if necessary.
- The last two Board of Director meetings were held via conference call due to logistical issues. A Fall Board of Directors meeting at Kissinger's Church is being scheduled for any unit owners who wish to attend.

- 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.

Please mail or e-mail to Seven Oaks HOA immediately upon execution of signed leases.

**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.

- 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.
- 2 bedroom condo fees remain at \$228/month  
3 bedroom condo fees remain at \$238/month

*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.

Customer Service	<a href="mailto:Service.7oakshoa@gmail.com">Service.7oakshoa@gmail.com</a>
Peter Bubel	<a href="mailto:PanaRentals@gmail.com">PanaRentals@gmail.com</a>
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