



# Seven Oaks Homeowner's Association



July 25, 2012

## Greetings to all Seven Oaks Homeowner's:

### Recent Updates:

- There will not be a HOA Board meeting on Thursday, July 26, 2012.
- The next HOA Board meeting will be Thursday, August 23, 2012 at Kissinger Lutheran Church at 6:30 P.M. All unit owners are welcome.
- See attached Smith Insurance letter which outlines current HOA insurance coverage's and recommendation for condominium owner's (HO-6) coverage. Please note that the new master policy deductible is \$10,000. Unit owners need to confirm that their personal policy will cover the HOA master policy deductible. Smith Insurance can answer questions directly and is happy to quote personal insurance options to line up with the master HOA policy.
- The new HOA master policy also prohibits charcoal or gas grills on patio's or decks. Legal is working on an assumption of liability letter whereby unit owners who wish to keep gas grills must acknowledge and accept liability for all costs and damages from charcoal or gas grills. More to come as we work through the legal/insurance issue.
- 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](mailto:JFusco@smithinsurance.com) Smith Insurance Agency  
215-542-5959
- 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.

- 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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