



Seven Oaks Homeowner's Association



August 31, 2012

Greetings to all Seven Oaks Homeowner's:

Recent Updates:

- Based on the number of outside porch lights on 24 hours a day, college students must be back. Welcome to all new Seven Oaks residents. All new residents must follow Seven Oaks Rules and Regulations. All new residents must be provided with a copy of the rules by their Unit owner and sign lease addendum.
- Investors per the bylaws, please remember to submit the following information to Rich Winings/Seven Oaks HOA 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.
- The next HOA Board meeting will be Thursday, September 27, 2012 at Kissinger Lutheran Church at 6:30 P.M. All unit owners are welcome.
- The new HOA master insurance policy prohibits charcoal or gas grills on patio's or decks. 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. 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.
- From the desk of Sgt. Endy, Wyomissing Police:
 1. The fine for underage drinking is Wyomissing is \$50.00-\$300.00 set by the Magisterial District Judge, 0-90 days in Jail, 90 day driver license suspension, and parent / PSU Berks notification.
 2. Please advise minor students that one moment of bad judgment can jeopardize all of their hard work and academic success.

- Capital improvements around the community:
 - ✓ painted fire hydrants
 - ✓ repaired hose bibb 900 building
 - ✓ patch repaired sidewalk 402/403
 - ✓ repair chimney ducts 806
 - ✓ repair damage post to 200 mail box ramp
 - ✓ cleaned gutters 200 building
 - ✓ installed fascia 200 building
 - ✓ Approved deck repairs at 800 building - jack up deck to proper position, pour concrete footings and install new deck posts and decking.

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!!!**

- 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.

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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