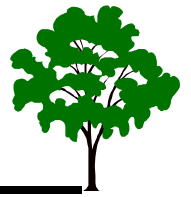




Seven Oaks Homeowner's Association



September 26, 2013

Greetings to all Seven Oaks Homeowner's:

Recent Updates:

- Fall is here. Budgeting will be done for 2014. Let us know what items should be considered for repair, replacement or enhancement in 2014. Also condo fees have not been increased for several years. Is it time for an increase or do we manage with current revenue? Let us know your thoughts.
- Capital improvements around the community:
 - ✓ Branch and shrubbery trimming
- Waste Management trash and recycling contract was renewed for another year. The annual cost to Seven Oaks HOA increased 5% as a result of a increased in tipping fees, fuel, driver cost, etc. Seven Oaks has utilized Waste Management for a number of years. Service levels are good and we have never been surcharged for extra items or overflowing dumpsters. The monthly trash and recycling bill is @ \$800/month for pick-up Tuesday/Friday.
- Seven Oaks website: www.sevenoakswyomissingpa.com
- Since open flame 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 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.

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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