



Seven Oaks Homeowner's Association



November 7, 2011

Greetings to all Seven Oaks Homeowner's:

Recent Updates:

- Kissinger's Lutheran Church on Berkshire Blvd. is the new location for our monthly Seven Oaks Homeowner Association Board meetings. The next meeting is on Thursday, November 17th at 6:00PM. Meetings are open to the community. Please contact us if you are planning on attending or have an item that you would like to discuss so that we can allot time on the Agenda. Thanks to Gerald & Lucille Yerger for coordinating the use of the church social hall for monthly Board and annual community meetings.
- Please send us items for the 2012 capital budget. The Buildings/Grounds Committee is compiling a list of items in need of attention for 2012. We will do our best in ranking and prioritizing the list given our budget for next year. Our largest expense will continue to be an additional roof replacement.
- As reported in last month's Board letter, water usage continues to be our largest monthly expense. 90% of all water leaks comes from bad flappers and fill tank valves continually running. A simple test to see if water is leaking is to place a few drops of food coloring in the tank of your toilet. If the coloring shows up in the bowl, your flapper needs to be replaced. Also, college rental units are not a Laundromat. Guest should not be permitted to do laundry at Seven Oaks. Please conserve water and encourage your tenants to conserve water as well. Remember everyone pays for the water bill in their monthly HOA condo fee. The Board is doing our best to hold the line on future condo fee increases and assessments; we all need to do our part.
- Last year's audited financial statement was approved at the last Board meeting. If any unit owner wants a copy of the audit/report, please contact us and we will mail/e-mail you a copy.
- At the request of the Wyomissing Police, the Seven Oaks HOA Board approved a \$500.00 matching grant for the PA LCB 2011-2012 Grant which funds underage drinking initiatives in the Borough.

- Late fees of \$25.00 will be billed to all unit owners whose monthly condo payments are postmarked the 6th of later of each month. The due date for condo fees is the 1st day of each month with a 5 day grace period. Coupon Books will be ordered for 2012 condo fees and mailed to unit owners in December. Please continue to remit monthly condo payments in the enclosed self addressed payment envelope.
- Speed bumps were removed in anticipation of winter months. Please note the speed limit around Seven Oaks is 15 m.p.h.
- Any suspicious activity should be reported to the Wyomissing Police. 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.
- Wow- winter came early. New Castle will be cutting and trimming broken branches from the wet and heavy snow. As a reminder see snow plowing procedures below. Investors, please inform your tenants.

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. 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.

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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Snow Plowing Procedures

We currently contract our snow removal out to our landscaping company New Castle. We have a tremendous amount of hand shoveling that needs to be done, and quite a large parking area that needs to be cleaned. Since we pay to have a company remove the snow, it is extremely important that we work together to move parked cars so that the process can be done as quickly and efficiently as possible.

We ask that you be patient during the snow removal process. During the week the company cleans businesses first, then housing developments. During the weekend, the housing developments are often done first, then the businesses. If freezing rain or ice is predicted on top of snow, the company will often leave the snow for a longer period of time. It is easier to remove snow with ice on top of it than it is to remove solid ice.

If a snowstorm is predicted, please move as many cars as possible into the visitor parking area, or work with your neighbors to group your cars. The idea is to provide as much clear space as possible for the plows to manipulate the snow. We also ask that you do not invite overnight guests with cars when snow is predicted. The process works best when people move out of their reserved area into a visitor parking space first, than back into their reserved parking space after it has been cleared.

The company that removes snow will do their best to keep the main driveway and entrance way clear of snow so that residents and emergency equipment can get in and out of the development. When the snow stops we ask that you clean off your car and are ready to move it when the plows return. They try to get to us within two hours after the storm has passed, but sometimes that is not possible. We request that you are visual and continue to watch for the plows to return. During large snowstorms the company will continue to return to our development every few hours to remove as much snow as possible, as quickly as possible.

When the plows return they will clean the large open areas and the areas in which there are at least two open parking spaces next to each other. We then ask that if you are parked in a visitor parking area that you then move back to your reserved parking space to allow other people to utilize the visitor parking areas so that their reserved parking spot can then be cleaned.