



Seven Oaks Homeowner's Association



November 15, 2013

Greetings to all Seven Oaks Homeowner's:

Recent Updates:

- ❖ Attached is the 2014 Budget for Seven Oaks HOA. Current HOA fees will remain unchanged for 2014. A new roof for the 300 building is proposed for Spring 2014. It should be noted that the roof is a 2014 budgeted item and not a capital reserve item. For the first time in a long time, the HOA total cash deposits (checking and reserve account) currently exceed \$100,000.
 - ❖ 2014 coupon books for HOA fees will be mailed to all unit owners in December.
 - ❖ Improvements around the community:
 - ✓ Fall leaf clean-up
 - ✓ Continued railing repair/replacement and maintenance
 - ❖ Please clean up after your pet. Per HOA rules:
216. Fines for violations of the Association's Rules and Regulations applicable to pets will be levied based upon the following schedule:
 - First Offense: \$50.00;
 - Second Offense: \$100.00;
 - Third Offense: \$200.00;
 - Fourth and all subsequent Offenses: \$300.00.
 - ❖ Check out Seven Oaks website for forms, information and copies of newsletters: www.sevenoakswyomissingpa.com
- 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.
- ❖ Snow plowing procedures are highlighted below. It is important that tenants and all unit owners comply with snow plowing procedures. Landlords please inform your tenants!

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, then 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.

- ❖ 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**

All of the Board of Directors here at Seven Oaks would like to wish you and yours a very Happy Thanksgiving and a joyous holiday season.

Please feel free to contact us with any questions, concerns or ideas.

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