



Seven Oaks Homeowner's Association



November 30, 2012

Season's Greetings to all Seven Oaks Homeowner's:

Recent Updates:

- The 2013 Budget is attached for review. The budget reflects no increase in the current condo fees for 2013. A new line item has been added to the budget ó Capital Reserve whereby \$1,000/month will be transferred to the Reserve savings account in an effort to build HOA reserves.
- 2013 coupon books will be mailed to all unit owners in December.
- Snow removal instructions are attached to this newsletter for review. It is important that tenants and unit owners comply with snow removal procedures.
- The next HOA Board meeting will be Thursday, January 24, 2012 at Kissinger Lutheran Church at 6:30 P.M. All unit owners are welcome.
- Contractor listing:
 - HVAC: Berks HVAC Service, Byron Minnich 484-338-6580
 - Plumbing: Blue Marsh Plumbing, David Savage 610-693-8600
 - General Construction: Jeff Homan Construction 610-334-4167
- Capital improvements around the community:
 - ✓ Lighting maintenance and rewiring
 - ✓ New Castle Landscaping Contract was renewed for an additional 3 year period. There was no additional increase in costs or rates. All services remain intact.
 - ✓ Staking of the grounds for snow removal

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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| Peter Bubel | PanaRentals@gmail.com |
| Mark Bukata | mvbukata@cs.com |
| Denise Greer | ddgreer1113@verizon.net |
| Jonathan Myatt | jonjmyatt@aol.com |
| Wes Pace | pace212@comcast.net |
| Rich Winings | richwins@yahoo.com |