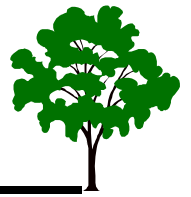




Seven Oaks Homeowner's Association



December 5, 2014

Greetings to all Seven Oaks Homeowner's:

Recent Updates:

- ❖ The 2015 Seven Oaks HOA Budget is attached to this letter. Current HOA fees will remain unchanged for 2015.
 - 2 bedroom condo fees remain at \$228/month
 - 3 bedroom condo fees remain at \$238/month
- ❖ Improvements around the community:
 - ✓ New roofs on the 200 and 500 buildings
 - ✓ Speed bumps removed for snow plowing
 - ✓ New roof planned on 400 building before year end
- ❖ 2015 Planned expenditures:
 - ✓ Remove and replace dead trees
 - ✓ Finish re-roofing all buildings
 - ✓ Finish re-siding all hail damaged buildings
 - ✓ Investigate new parking area behind 900 building
- ❖ 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.

- ❖ 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.
- ❖ 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.

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.

All of the Board of Directors here at Seven Oaks would like to wish you and yours a Happy and a Joyous Holiday Season.

Customer Service	Service.7oakshoa@gmail.com
Peter Bubel	PanaRentals@gmail.com
Mark Bukata	mvbukata@cs.com
Denise Greer	ddgreer1113@verizon.net
Julie Siu	julie.siu@verizon.net
Wes Pace	pace212@comcast.net

Annual Budget – Seven Oaks HOA

Income	2014	2015
Association fees	\$ 248,400	\$ 248,400
Late Fees	\$ 600	\$ 600
Parking Fees	\$ 400	\$ 400
Capital Contribution	\$ 3,420	\$ 3,420
5407 Fees	\$ 500	\$ 500
Maintenance billed to Owners	\$ -	\$ -
Interest Income	\$ 150	\$ 500
Fines	\$ 1,000	\$ 1,000
Other income	\$ -	\$ -
TOTAL INCOME	\$ 254,470	\$ 254,820
Expenses	2014	2015
Real Estate taxes	\$ 400	\$ 400
Insurance	\$ 20,000	\$ 25,000
Water/Sewer	\$ 50,000	\$ 55,000
Utilities/Electric	\$ 4,600	\$ 4,700
Maintenance & Repair	\$ 12,000	\$ 12,000
Roofs/post	\$ 40,000	\$ -
Tree Removal/Replacement	\$ -	\$ 10,000
Trash Removal	\$ 9,000	\$ 9,000
Exterminating	\$ 2,000	\$ 2,500
Landscaping	\$ 35,000	\$ 35,000
Snow Removal	\$ 12,000	\$ 20,000
Management	\$ 16,300	\$ 16,300
Office expense	\$ 4,000	\$ 4,000
Architecture & Engineering	\$ -	\$ 5,000
Legal	\$ 2,500	\$ 2,500
Accounting	\$ 3,500	\$ 3,500
Capital Reserve	\$ 12,000	\$ 36,000
Meeting/conference	\$ 400	\$ 500
Income tax	\$ 100	\$ 100
Other Expense	\$ -	\$ -
TOTAL EXPENSES	\$ 223,800	\$ 241,500
NET INCOME	\$ 30,670	\$ 13,320

	10/31/2013	10/31/2014
Operating Account	\$ 36,883	\$ 30,275
Reserve Account	\$ 60,302	\$ 456,856
Association Fee Receivable	\$ 7,467	\$ 5,526
Other Receivable	\$ -	\$ -
Payables	\$ 4,629	\$ 6,145