



7 OAKS CONDO 5
A MONTHLY NEWSLETTER
MARCH 2026

Important dates

General Board meetings open to residents:

Next General board meeting open to residents will be **Tuesday, March 24, 5 pm** in the auditorium at the 7 Oaks Community Center.

Bait Stations: Do Not Remove or Relocate Rodent Bait Stations

Rodent bait stations installed throughout HOA5 by our contracted pest control provider are not to be removed, relocated, tampered with, or discarded.

These bait stations, property of the pest control provider, have been strategically placed in secured locations to effectively control the rodent population within the community.

When stations are moved or removed:

- The pest control provider is unable to properly monitor activity.
- Technicians cannot refill or service stations if their locations are unknown.
- Rodent control efforts become ineffective and counterproductive.
- HOA5's contractual pest control obligations are compromised.

The bait stations are placed to service the community as a whole, in accordance with the HOA's contract with the pest control provider. They are not assigned to or intended for individual residents to manage, relocate, or remove.

If you notice a damaged station or have concerns about a specific location, please contact HOA management rather than moving the device yourself.

Your cooperation is essential to maintaining a safe, clean, and healthy environment for all residents. Thank you for your immediate attention to this matter.

Bait Stations: The board is in the process of researching increasing the number of bait stations in the community.

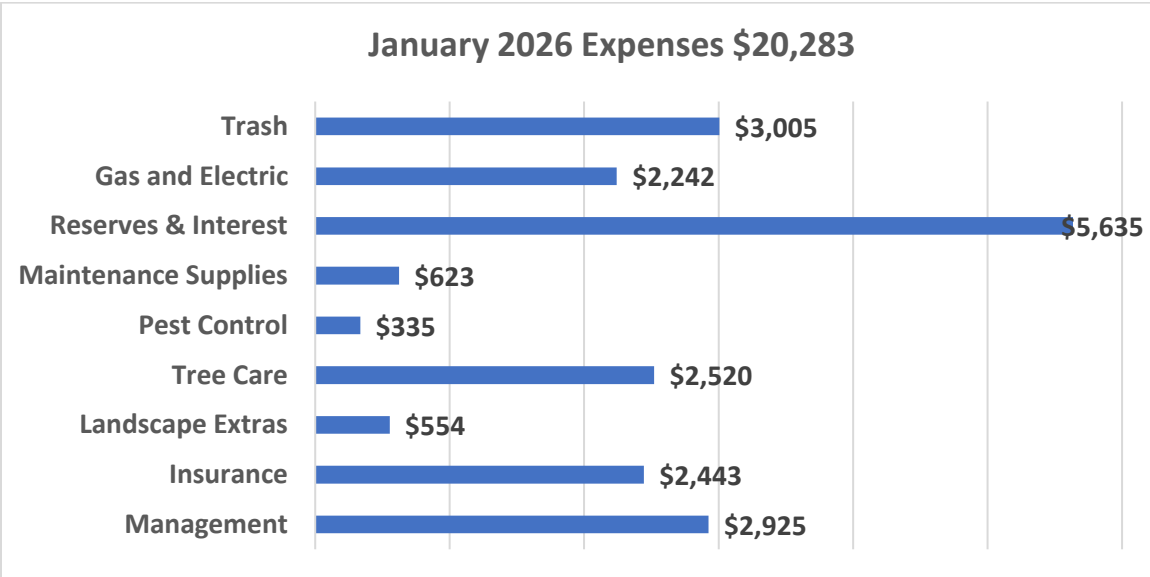
Asphalt work: The newly laid asphalt in the cluster 1-5 car parks and the asphalt waking path adjacent to clusters 17 and 18 will need to be sealed. This is tentatively scheduled for April. **Residents in clusters 1-5 will be notified when to move their cars to the street.**

Xeriscape project: The xeriscape project will be inspected on March 12 to determine the acceptable condition for rebates.

Termite inspections: Termite inspections are mostly completed. The HOA will receive reports of external termite issues which will be taken care of at the cost of the HOA. Any internal issues, other than attics, will be taken care of at the cost of the homeowner.

Seven Oaks HOA5 Treasurer’s Report – January 2025 figures are rounded up

Total income for January 2025 was \$87,686.



Seven Oaks HOA5 Treasurer’s Report – January 2026 figures are rounded up

Additional Expenses may not have posted in time to make the January report.

Assets		Notes
Current Assets	144,892	
Reserve Assets	1,215,951	
Receivables	41,057	
Total Assets	1,401,900	
Income		
Total Income	97,716	
Expense		
General & Admin	11,924	
Maintenance	4,142	Landscape \$0. Bldg Maintenance \$0
Utilities	5,247	Water \$0
Total Expense	26,949	
Excess Revenue/Expense	70,768	