

WYOMISSING MEADOWS HOMEOWNERS ASSOCIATION

October 3, 2025

Dear Homeowner:

The 2025 Annual Meeting of the Wyomissing Meadows Homeowners Association will be held on **Tuesday, October 28, 2025 at 5:30 PM** at Saints Constantine and Helen Greek Orthodox Church located at 1001 East Wyomissing Meadows Blvd., Reading PA (across the street from Berks Catholic High School).

A quorum (30%) of Association members must be present in person or by proxy in order for business to be conducted, including the election of two Executive Board members. It is very important that you either attend or provide a proxy. Proxies may be given to another Homeowner, a Mortgagee, or the Declarant. (The proxy designation form and revised bylaws ballot are enclosed. In order to be valid, these forms must be filled in completely, signed by all owners of the unit, and submitted prior to the start of the meeting.)

The Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A requires that all unit owners vote as to proposed Bylaws revisions, which will be entertained at this year's Annual Meeting. This means that if you are not attending the Annual Meeting you must complete a proxy form and ballot pertaining to approval of the "Revised and Restated Bylaws". You were sent a letter explaining such as well as the proxy form and ballot. Two weeks ago you were sent a copy of the proposed Bylaws revisions for consideration.

Please be aware that according to the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. §3302. Powers of unit owners' association. (a) General rule. (11) Impose charges for late payments of assessments and, after notice and opportunity to be heard:

(ii) For any period during which assessments are delinquent or violations of the declaration, bylaws and rules and regulations remain uncured, suspend unit owners' rights, including without limitation, the right to vote, the right to serve on the board or committees and the right of access to common elements, recreational facilities or amenities.

The above means that if you are delinquent in payment of your monthly fees and/or special assessment, you may not be counted toward the quorum or vote during the meeting.

The purpose of the meeting is:

- President's Report
- Treasurer's Report
- Committee Reports: Architectural, Community Building
- To elect two (2) members of the Executive Board for a three-year term.
 - o Sanford Hartman – Term Expires
 - o Vacant Office
- Vote: Revision to Wyomissing Meadows Homeowners Association Bylaws
- Report on the Cladding Remediation Project and Overall Condition of Wyomissing Meadows
- Such other business as may be legally conducted

In an effort to reduce the mailing expense and the number of duplicate copies, the Annual Meeting Agenda, 2024 Meeting Minutes, Financials and proposed revised Wyomissing Meadows Homeowners Association Bylaws, proxies and ballots pertaining to the annual meeting will all be sent through email. If you need copies mailed, please contact the Diamond Community Services Office at: 610-948-1155. Copies will also be available at the meeting.

Sincerely,

Jamie Banninger

Diamond Community Services, Inc.

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Enclosures:

1. Letter - Amended and Restated Bylaws
2. Proxy Designation Form/Bylaw Revision Ballot (double-sided) - Amended and Restated Bylaws