



Southwind News

by Joe Palko

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www.wpa.net/~i4cast/southwind

August 2008

Hope you have had the chance to enjoy yourself at the pool this summer. The Southwind pool opening day was Saturday, June 7, 2008 at 9 am.

Pool Hours will be

9 am-9 pm through mid August

9 am till dusk starting mid August- September 21 .

For now the plan is to keep the pool open through the weekend of the Annual meeting (Sept 20th) and possibly longer depending on the weather.

Construction of the upper level of the Rec Center is continuing and is scheduled to be completed by late August.

Poolside: First Summer



Pool and Rec center issues

There have been several issues with the pool that you need to be aware of:

Visitors continue to bring glass and alcohol into the pool area. There have been times that garbage cans have been so full of beer and wine bottles that they could not be lifted by one person.

In July, soap was placed into the hot tub. This resulted in having to drain and clean it.

A table and chair are currently missing from the pool.

Another incident occurred where 2 people climbed in over the fence after closing and were in the hot tub. When security found them, they ran off nude leaving their clothes.

It is also common to find the hot tub pump and jets running without anyone there. Please remember to turn

them off when you leave. A timer is being considered.

Remember the pool is owned by Southwind homeowners and we need your help with enforcing the pool rules.

The police will not respond to issues regarding the rules (dogs in pool, glass containers etc). They will respond to problems after it is closed (people in after hours etc).

If you would rather not confront guests, don't hesitate to call the association office during regular business hours at 814-352-7846. The police can be reached by dialing 911 and asking for 7 Springs Borough Police, or by dialing 814-352-7777 x 0 and asking for the police.

We suspect that renters may be the cause of the problems so far.

As a homeowner you need to speak up when you see the rules being broken. If you are breaking the rules, please do not be offended if others say something to you. Contd...

Poolside: Contd

Additional patrolling of the area is underway. Cameras/alarms are being considered. Card access is planned for the rec center and pool when complete, but of course this will not stop people from climbing the fence.

We are considering forming a pool/rec center committee. If you are interested in serving on the pool/rec center committee please send an email to your board members <http://www.wpa.net/~i4cast/southwind/board.htm> and let them know that you are interested in serving.

Garbage dumpsters.

Please do not stack items in front of the dumpsters. If items are left in front, the drivers will not get out to move them. They will simply not empty out that dumpster. If you are leaving and have trash, the dumpster near the exit gate most of the time is empty. Please use that one if others are overflowing. And try to crush any large boxes before placing them in the dumpsters.

Dog doo

We continue to find dog doo around the community. Please remember to clean up after your dog. Also remember to that under Somerset County leash laws you need to need to keep your dog on a leash at all times.

Maintenance Items

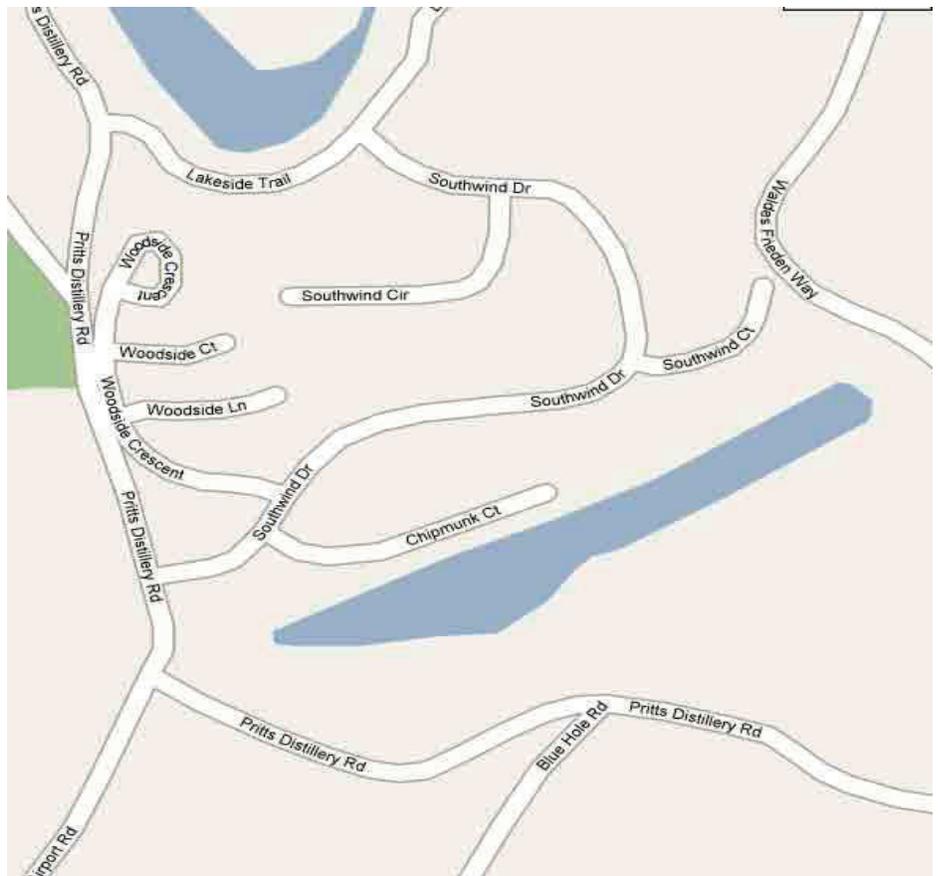
Ed Maholtz, (emaholtz@7springs.com) Southwind maintenance, is available for routine maintenance items like replacing batteries in smoke detectors, thermostats, garage door keypads as well as changing hard to reach light bulbs; replacing air filters; turning off/on outside water faucets in the fall and spring.. There is a fee schedule for these types of requests. You can get this by contacting the association office 814-352-7846. For emergencies, you can contact Ed after hours by calling 814-352-7777 x 0. These charges are not covered by association dues.

Driveway Sealing

Driveways sealing for individual blacktop driveways that have cured for more than a year are scheduled for September. Cost of this will be covered by the HOA. We will announce specific times when this will take place, so please be aware that there may be a couple of weekdays in September where you will be unable to park in your driveway.

Paving

Paving was completed this summer on the portion of Southwind Drive up to up to Southwind Circle. Also, patching of several driveways has occurred caused by snow plow damage.



Water shut off

You should always turn off your main water valve every time you vacate your unit.

Water breaks and leaks can occur even in new construction, and a leak during the week will go unnoticed until you get back resulting in major damage.

It is especially important to turn off the water during the winter months, as an unexpected power outage could allow pipes to freeze and burst. Your main water valve is in your basement on an underground wall. See photo at right for example of what it looks like.

In addition, washing machine hoses should be replaced every 5 years and burst proof hoses are advised.



Fire Extinguishers

Do you have a fire extinguisher in your unit. Do you know where it is? It is really important to have at least one and have your family know where they are. If you don't have one please purchase several for your unit.

The association office offers fire extinguishers from a local vendor. You can get more information by contacting Chris Sherbine, Association Manager csherbine@7springs.com at the association office.

Good things to have in your unit

- plunger
- fire extinguisher
- gas lighter stick (for pilot lights)
- carbon monoxide detector
- 9 volt batteries (smoke alarm/garage keypad).
- AA or AAA batteries for HVAC programmable thermostat.
- snow shovel



Approved Architectural changes

Remember if you plan on making any changes to the exterior of your unit, you need to get the change approved.

We are still trying to form an Architectural Control committee. If you are interested in serving, please email your board members:

<http://www.wpa.net/~i4cast/southwind/board.htm>

Currently the only 4 approved changes to Southwind units are:

- Privacy screens for decks
- Awnings for decks
- Under deck covering and gutter system
- Screen doors.

You can get more information by contacting Chris Sherbine, Association Manager csherbine@7springs.com or at the office @ 814-352-7846.

SOUTHWIND HOA

<http://www.wpa.net/~i4cast/southwind>

Association Office Phone: 814-352-7846

Greg Spearn, Board President (7 Springs) GSpearn@7springs.com

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Heat Pumps

There are about 12 units that added a heat pump as an option in Phase 1 of Southwind. If you have one of these units, it is especially important to know that you can not just set your thermostats to "heat" and forget about it.

Given the heavy snow and ice environment in Southwind, they should not be used during these extreme months, but instead you need to set your thermostat to "Emergency Heat". This way only your gas furnace will run when temperature are below freezing and/or snow and snow-making are predicted.

If you run your heat pump while it is covered with snow it will eventually burn out the compressor. Phase 1 heat pump owners will be given a one time opportunity to have their unit converted to a standard air conditioning unit and gas furnace unit at a discounted price. Look for a letter in the mail. Your decision has to be made before August 18, 2008.

Dehumidifiers

This is the time of the year were the humidity is high but temperatures may not be high enough to have your air conditioner run enough to remove the moisture from the air. This can cause high levels of moisture and swelling of wood furniture and floors, especially in your cool basement.

If you have a dehumidifier in your basement you need to make sure it is turned on and the filter is clean.

Don't have a dehumidifier? It is probably a good idea to purchase one and have it drain right into your the floor drain.

Outside building maintenance

Some homeowners may not be familiar with Article VI of the Southwind Covenants, Conditions and Restrictions (Bylaws) <http://www.wpa.net/~i4cast/southwind/documents.htm> that you received and signed when you purchased your unit.

In summary: Exterior building maintenance for your townhome is not covered under your HOA dues. The cost will be charges to homeowners as a special assessment. The Association will determine when painting, siding repair, roof roofing etc are needed and will do the work. The owner will be charged the cost via special assessment. The homeowner does not have the option of having the exterior work done independently.

Lesson learned: Wood siding takes a beating in the harsh mountain weather. In other developments such as the Villages and Swiss Mountain, it is very typical to have to do full cycle painting/staining and siding repair approximately every 7 years. With mid cycle touch up and repair every 3 to 4 years. Roofs usually only last 15 to 20 years in this environment.

If a special assessment would play havoc on your budget, please start planning for it now by setting up your own reserve funds for these purposes. A good starting amount would be around \$50/per month.

Social Committee

The board has been trying to get a social committee together.. We have several volunteers but it has been hard to get the group together. If you are also interested in serving on a social committee please send an email to your board members <http://www.wpa.net/~i4cast/southwind/board.htm> and let them know that you are interested in serving.

Third Annual Homeowners Meeting –2008

The third annual Association homeowners meeting is scheduled for: Saturday Sep 20, 2008 (9 am to noon) at the Southwind Rec Center (tentative location).

HVAC filters

Remember that furnace filters need to be changed routinely to ensure efficient heating and air conditioning. With dust in the air from construction going on in Southwind, these filters get dirtier much faster than one would expect. Middle units typically have one filter in the basement, and end units typically have one in the basement and one in the attic.

Smoke alarm batteries

Southwind units contain smoke alarms are both electrically powered and have a 9 volt battery backup. The batteries last much longer than a battery powered smoke alarm, but they need to be replaced when they start chirping.