



Southwind News by Joe Palko

Volume 2, Issue 2

www.wpa.net/~i4cast/southwind

April, 2009

Pool Opening:2009

The Southwind pool opening is set for Saturday, May 23, 2009 at 9 am.

2009 Pool Hours are as follows:

9 am - 9 pm May 23 - Aug 16.

9 am till dusk Aug 17 - Sept 13.

Pool/Spa Rules and regulations

- No Lifeguard on duty.
- Absolutely NO after hours pool/spa use is permitted.
- NO glassware/bottles in or around the pool deck.
- NO diving permitted.
- NO jumping off of boulders.
- No Pets

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 but 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 814-352-3011. 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.

An outdoor showerhead has been installed at the entry of the pool near the hot tub. Please rinse off before entering the pool or hot tub. Hair conditioners, creams and tanning lotions can quickly wash off and change the balance in the pool and hot tub, not to mention foaming in the hot tub.

The Southwind pool uses a UV filter for filtration. If you haven't noticed last summer, our pool does not smell like chlorine as most pools do. The UV filter reduces the need for chlorine which in turn reduces our operating costs and makes it a more pleasurable experience, but we need your help by rinsing off before entering. Thank You.

HOA office now at new location

As of April 15, 2009 the Homeowners Association office has moved into Southwind Recreational Center, 150 Lakeside Trail.

New Contact numbers for Chris Sherbine, Association Manager:

Phone: 814-352-3011 Fax: 814-352-3020

Mailing Address:

Southwind Homeowners Association
Attention: Chris Sherbine
777 Waterwheel Dr.
Seven Springs PA, 15622

Office Hours: Monday—Friday 9 am to 5pm

Email for Chris remains the same:

csherbine@7springs.com

Southwind Maintenance

Ed Maholtz,(emaholtz@7springs.com) Southwind maintenance manager and Terry Shipley, maintenance assistant, are available for routine maintenance items. Ed or Terry are usually available from 7am - 330pm and can handle routine service calls. These charges are not covered by association dues. For a complete fee schedule contact Chris at the HOA office at 814-352-3011.

Contact numbers:

Ed Maholtz:

Cell: 814-279-4891 Gatehouse: 814-352-7109

Terry Shipley:

Cell: 724-208-5488 Gatehouse: 814-352-7109

After hours maintenance emergencies are now handled by N.J. Newman Enterprises. To contact them, call the hotel front desk at 814-352-7777 x 3000, and ask for N.J. Newman to be paged. You will be billed directly by N.J. Newman Enterprises.

Mark your calendar:

April 27, 2009 - Trillium Spa at the resort opens. To schedule an appointment call - 800-452-2223, ext 7123

Saturday May 2, 2009 - Board of Directors Meeting (homeowners welcome)- Southwind recreation center - 10am-Noon

Saturday May 23 - Southwind Pool opens @ 9am

June 24-28 - The Irlene Mandrell Celebrity Shoot - for info contact Tammy Meyers - 800-452-2223, ext 7899

Saturday Sep 12, 2009 - Fourth Annual Homeowners Association Meeting - Southwind Rec Center- 9am to Noon

September 13 - Southwind Pool Closing

Saturday Dec 5, 2009 - Board of Directors Meeting (homeowners welcome)- Southwind Rec Center- 10am to Noon

Second gate to be installed this summer

A second gate is scheduled to be installed in early June at the top entrance of Southwind. It is expected to be operational by July 1.

The upper gate will only be operable via remotes or code access. No calls will be able to be made from the upper entrance, only the main gate.

Guests and renters will be encouraged to continue to use the main gate entrance.

Extra gate remotes are available for purchase from Chris Sherbine csherbine@7springs.com or 814-352-3011 for a cost of \$25.00 each.

Window Cleanings

Final exterior window cleanings will begin in the middle of May 2009 for units in Phase II and Phase III.

Maintenance Items

Ed Maholtz, (emaholtz@7springs.com) Southwind Maintenance Manager, 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; adjusting thermostats. There is a fee schedule for these types of requests. You can schedule by contacting Chris Sherbine csherbine@7springs.com at the association office 814-352-3011.

Southwind Directory Pickup

The 2009 Southwind Directory is currently available for pickup by Southwind Homeowners. The directories are conveniently located in 2 locations:

1) The Southwind Association Office, (Southwind Recreation Center) M-F 9am to 5pm.

2) Weekends 9am to 5pm, at the Seven Springs Resort Realty Office. The office is located in the Villages (Woodridge) 9068 Aspen Drive. Follow the green "Sales Office" signs along Village Drive.

Exterior changes

A reminder that the Architectural Control Committee must review any exterior or structural changes in Southwind and grant approval.

In addition, no exterior signage is permitted in Southwind.

Please contact the Chris Sherbine csherbine@7springs.com at the Association Office for more information.

Southwind Parking Pass Pickup

A reminder that the 2009-2010 Southwind parking passes are available for pick up at the Seven Springs Resort Realty Office. The office is located in the Villages (Woodridge) 9068 Aspen Drive. Follow the green "Sales Office" signs along Village Drive. The office is open daily 9am to 5pm.

Rec Center Key Cards

Please remember to treat your Southwind Recreation Center key cards as you would a credit card. Replacement cost for lost or stolen cards is \$100 per owner.

An additional key card reader will be installed on the pool gate closest to the parking lot this spring.

Also it is advised to keep your key card on you at all times when in the Rec center. There is a key card reader on the outside door of the upper deck. If you go onto the deck without your card, the door will lock behind you. One good suggestion is to put the card on a neck lanyard so you have it with you all the time.

A few homeowners still have not picked up their key cards. They are available for pick up at the Seven Springs Resort Realty Office. The office is located in the Villages (Woodridge) 9068 Aspen Drive. Please be prepared to show photo ID when picking up your cards.

Pets and common courtesy

The Association Office has receive complaints on neighbors not cleaning up after "Rover" and not keeping him leashed. While most owners are responsible and considerate of others, a few homeowners create problems for the community.

The Association's asks all homeowners to clean up pet droppings and properly dispose of them. In addition, for your safety and that of your neighbors, dogs must be leashed at all times, (required by Somerset County dog law). Dogs found running loose will be reported to the Somerset County Dog Warden with all fines and bills for care being the responsibility of the dog owner.

Dogs should not be tied outside of your home for any extended period. Barking, whether from inside your home or outside, should be controlled. If your pet is left home alone, it may bark until you return. If your dog has a tendency to be aggressive in nature or simply protective of it's territory, never allow the dog outside unattended. As the dog owner, you are responsible to assure your pet does not threaten or injure others. Talk to your neighbors if they are not following these rules.

Unlicensed Motorized Vehicles

A reminder that the Southwind Declaration of Covenants, Conditions, and Restrictions (Bylaws), Article VIII ,Section 6 <http://www.wpa.net/~i4cast/southwind/documents.htm> indicates that Riding ATVs / Snowmobiles similar and unlicensed recreational vehicles throughout the community is prohibited. They are allowed ingress or egress on common property like the roadways but the exception is that ski trails are only for skiing in the winter and walking in the summer and that vehicles of these types are not at anytime to be on the ski trails.

There are two homeowners in the Villages that are part of the Seven Mountains Trail Users Association. For information or questions on ATV and snowmobile riding, you can email Jim Bigley jbigley@jaydepll.com or Fred Ruthardt fredruth@aol.com.

Rec Center Wi-Fi and Phones

There is free Wi-Fi in the Southwind Recreation Center. No password is needed. The Network SSID is:
Southwind Rec Center

The Southwind Recreation Center public phone number for owner usage is 814-352-3029. The phone is provided for homeowner use and includes nationwide long distance.

There are 3 phone located in the Rec center.

1. corded phone in the kitchen.
2. cordless downstairs in weight room
3. cordless in the great room.

Shuttle Bus

The Shuttle Bus will be "On Call" until next ski season. This means if you are in need of the shuttle, you need to call 814-352-7777 x 5000. When at the resort, you can pick up a house phone and dial 5000. Please note that when "on call" the shuttle will not be a Southwind only shuttle, and may stop at other locations along the way. For shuttle issues contact Bill Miller at the resort bwmiller@7springs.com

Cortina lift

Last year during the alpine slide season, when the Cortina lift is running, instead of calling for the shuttle bus, Southwind residents were able to get one round trip each day on the Cortina lift for free. Just tell the lift operator that you are a Southwind Resident and are going down to the lodge. Do the same on the trip back up. At the time of this writing, it is expected to be the same this year.

Rec Center additions

We are hoping to place a message board in the Rec center so we can post messages for homeowners. It has also been suggested that a lost and found container be placed there also.

Grounds maintenance

Now that the spring weather is here, Ed and Terry from Southwind maintenance are busy cleaning up the grounds and repairing winter/plow damage. Look for that to be complete over the next several weeks and grass mowing to begin soon.

Chimney Cleaning for Wood Burning fireplaces & Fireplace Safety

All wood burning fireplaces should be inspected yearly, at a minimum, for creosote buildup and cleaned if necessary. If creosote is allowed to build up, a chimney fire can easily occur. For a fee you can schedule a chimney inspection and if needed a cleaning. Contact Chris Sherbine, Association Manager csherbine@7springs.com or @ 814-352-3011.

Homeowners are reminded to follow all safety procedures while using their wood-burning fireplace. Refer to your original instruction manual for use and recommended maintenance of your fireplace. Keep your fire extinguisher in an easily accessible spot, where you and your family know it is stored. Don't hide it! If you allow guests and family members to use your fireplace while you are not there, it is your responsibility to be sure they are instructed on how to properly use it.

Never use accelerants or starter logs in your fireplace. Your firebox can be overloaded with wood and become overheated. Be sure you and your guests never load the firebox more than ½ full. That would be approximately 3 pieces of wood, depending on log size.

Never leave your home or go to bed with a fire burning. Never close the damper with hot ashes remaining in the fireplace. Do not allow an excessive buildup of ash as it will restrict the air supply to the logs and cause smoke inside your home. Allow ashes to cool before placing in a trash receptacle. In the event of fire, have an escape plan for you and your family. Immediately leave the location. Contact 911 and account for everyone who was in your home.

Spring Cleaning

Spring is the perfect time to take a look at the area around your unit/deck. Clean up anything that may have been left or damaged over the winter. Put away snow shovels, sleds and inspect furniture for damage.

It is common to see grill covers blowing across the ski trails during high winds. If yours is gone, it is a good idea to tie down replacements or use a bungee cord.

A reminder that your board has adopted a policy that holiday lights/decorations are not to be put up before Thanksgiving day and must be removed by January 15th.

Dryer vent cleaning.

Does your dryer seem to run and run, and the laundry takes forever to dry? Your dryer vent may be blocked.

You should always clean your dryer's lint filter each time you use it. If enough lint accumulates, it can clog the dryer vent. The build up of lint will cause longer drying times and can easily cause a fire. This especially the case if you have a rental unit and it gets heavy use. For a fee you can schedule a dryer vent cleaning. Contact Chris Sherbine, Association Manager csherbine@7springs.com or @ 814-352-3011

Mice.

While no one likes to think about them...it is not uncommon to have mice living in the new construction. During construction the buildings are wide open and field mice are looking for a warm home. Its always a good practice to place a few hidden glue traps and a few D-con bait trays in areas away from pets and children, like in the furnace room or behind the washing machine.

Make sure you don't have any openings that mice could get in. Does you garage door close completely. Close the door and turn off the light. Do you see daylight under the seal?

Also avoid leaving your garage doors open for extended periods of time.

Southwind Recreational Center Rules

Parents, please be aware of the Rec center rules and the use of the exercise equipment. For complete rules and regulations please view:

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

In summary:Use of exercise/gym equipment:

- All minors under the age of 18 must have signed parental liability waiver to use gym/exercise equipment.
- Children ages 16 and over may use the gym/exercise equipment without parental supervision.
- Children ages 13 through 15 must have parental supervision.
- Absolutely NO Children under the age of 13 are permitted to use the gym/exercise equipment.

We recently had someone workout on the elliptical and allowed her 3 young children to run together on the tread mill, and play with the buttons as well as play with the weights. We plan on posting signs, so it is clear what the rules are. We need your help in policing the rules. If you see something this dangerous, please speak up!

SOUTHWIND HOA

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

Association Office Phone: 814-352-3011

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

Bart Buckley Board member (Homeowner) mbartbuckley@aol.com

Joe Palko, Board member (Homeowner) i4cast@wpa.net

John Koury, Board Member (Homeowner) jfk001@comcast.net

Chris Sherbine, Association Manager and Board member (7 Springs) csherbine@7springs.com

Good neighbor policy and 11pm quiet hour

Please be a good neighbor and be considerate of other homeowners. It is a general rule across the entire resort that 11 pm is the start of the quiet hour.

If you experience excessive noise and other annoyances, the best thing to do is report it to the Seven Springs Police Department. This way there is a record of it and they can investigate it.

The police can be reached by dialing 911 and asking for Seven Springs Borough Police, or by dialing 814-352-7777 x 0 and asking for the police.

HVAC filters

Remember that furnace filters need to be changed routinely to ensure efficient heating and air conditioning. Filters typically need to be changed every 3 months. Middle units typically have one filter in the basement, and end units typically have one in the basement and one in the attic. Filters can be changed for a fee. Contact Chris at 814-352-3011 csherbine@7springs.com

Smoke alarm batteries

Southwind units contain smoke alarms that 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. Don't wait until you discover your batteries are failing and the alarm starts chirping in the middle of the night, keeping you awake. Contact Chris at 814-352-3011 csherbine@7springs.com to schedule with maintenance your battery changes. \$25.00 service charge + cost of batteries.

Outside building maintenance

With many new Southwind homeowners, you 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 charged to homeowners as a special assessment. The Association will determine when painting, siding repair, 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.

Dehumidifiers

The upcoming summer season is the time of the year where the humidity is high but temperatures may not be high enough to have your air conditioner run long 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 the floor drain.

Southwind's First Social was a success

Southwind's first social was held Saturday February 21, 2009 in the Recreation center. There were about 75 homeowners that attended and most commented that it was an enjoyable evening and a great way to meet other Southwind homeowners.

We are very grateful that we had 10 different homeowners volunteered to be on, or assist the social committee. The plan is to have a summer social, with the date to be determined.

Phone books

A limited amount of Somerset county telephone books are available at Southwind recreational center. Please only take one.