



# Southwind News

Volume 1, Issue 3

[www.wpa.net/~i4cast/southwind](http://www.wpa.net/~i4cast/southwind)

December 2008

## Southwind Rec Center

Currently the Southwind Recreation Center hours are: **7 am to 330 pm daily**. We are in the process of installing the key card system that will allow the building to be locked, but still allow homeowners access into the rec center.

Our target is to have the installation complete before Christmas and begin distributing each homeowner two cards. More information will be provided when cards are ready for pick up.

## Rec Center TV Remotes

Several TV remotes have been removed from the Rec center as well as batteries being removed from all the remotes on several occasions. The cost to replace these are paid from your HOA dues. The "LCD"/Guardian remote can cost \$300 to replace. The hope is once the key card locks are installed, the board will be able to use the 24 hr video surveillance and recording along with tracking of key card serial numbers to identify the persons responsible and provide the information to local law enforcement.

## Lift seat pads and rope speed

If you have not noticed already, our lift has seat pads installed this year to make the ride more comfortable. In addition, the lift rope speed has been increased by 15 percent (the maximum permitted by the license) for a faster ride.

## Board meeting dates

Your board of directors is proposing changing the regularly scheduled board of directors meetings from May 1 and Dec 1 to the first Saturday after May 1 and Dec 1 as this would give the opportunity for more homeowners to attend.

## Phone books

Somerset county telephone books are available for pickup at the Association office, or in the Southwind recreational center.

## Southwind Lift hours

This year the operation of the Southwind lift will begin **one hour after the opening of the resort**. During peak ski/board season this will mean our lift will typically start at 10am.

Early bird skier/boarders, please make a note of this change, and double check that you don't forget anything before you leave.

Use of our lift during the first hour has been minimal and your board of directors voted to try this one hour delay of opening change this year.

Please note that during the early ski/board season, when the resort has modified weekday hours, there may be some weekdays that the Southwind lift is not operating.

Once the resort begins the daily full schedule of skiing, our lift will be open daily the same hours as the resort, with the exception of the first hour as described above.

Your board welcomes feedback on lift hours. Use the link at <http://www.wpa.net/~i4cast/southwind/board.htm> to send all board members an email.

## Homeowners reception

Your board is in the tentative stages of planning a homeowners gathering/reception sometime in February at the recreation center. This will be a opportunity to gather and meet some of your neighbors and a perfect time to join the Southwind Social Committee.

## Holiday lights/decoration policy

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. If you choose to put up outdoor decorations, please use common sense and choose ones with good taste, that fit our community.

## **SOUTHWIND HOA**

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

Association Office Phone: 814-352-7846

Greg Spearn, Board President (7 Springs) [GSpearn@7springs.com](mailto:GSpearn@7springs.com)

Bart Buckley Board member (Homeowner) [mbartbuckley@aol.com](mailto:mbartbuckley@aol.com)

Joe Palko, Board member (Homeowner) [i4cast@wpa.net](mailto:i4cast@wpa.net)

John Koury, Board Member (Homeowner) [jfk001@comcast.net](mailto:jfk001@comcast.net)

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

## **Shuttle Service**

The shuttle will be on call until Dec 26.

Dec 26 - Jan 4: continuous dedicated Southwind shuttle 8am-2am daily

Jan & Feb weekends: continuous dedicated Southwind shuttle Fridays 6pm - 2am. Saturday 8am - 2am. Sunday 8am - 6pm.

All other times you need to call for shuttle service at: 814-352-7777 x5000.

Please indicate the number of your nearest shuttle stop when calling. Note: when on call, the shuttle is not dedicated to Southwind only.

For shuttle issues contact Bill Miller at the resort [bwmiller@7springs.com](mailto:bwmiller@7springs.com)

## **Raccoons and skunks**

Please make sure that you close the dumpster lids when throwing away your trash. If the dumpster is overflowing, please do not stack the garbage on top or outside the dumpster. The dumpster near the gate house is normally empty. Leaving the trash outside or the lids open attracts raccoons and skunks. If you open up a dumpster and see a raccoon inside, do not approach it. Last year Ed Maholtz, ([emaholtz@7springs.com](mailto:emaholtz@7springs.com)) Southwind maintenance supervisor, used box traps to catch 41 raccoons and several skunks and transported them out of the area, then released them.

## **Exit gate**

The exit gate has been stuck in the open position during the weekend of Dec 6. There is a fault in the gates that is causing fuses to be blown. Parts are on order and it will be fixed as soon as possible.

## **Good neighbor policy and 11 pm quiet hour**

Recently there have been several instances of excessive noise coming from units well into the early morning hours. Please understand that even normal conversations late at night outside on your deck can carry far and disturb neighbors many buildings away from yours. Please be considerate of other homeowners. Some of these disturbance have come from rental units. It is a general rule across the entire resort that 11pm is the start of the quiet hour.

If you experience excessive noise and other annoyances, the best things 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.

Please see the attached December 8, 2008 letter from Southwind Association Manager Chris Sherbine. You can view the Southwind Declaration of Covenants, Conditions, and Restrictions (CC&Rs) discussed in the letter online at

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

## **Parking Passes**

Parking is not permitted on Southwind streets. If you have additional guests, please have them park in one of the overflow areas, or in the parking area just outside of the front gate. Vehicles parked in these areas are required to display a Southwind parking pass on the dashboard. We will not be reissuing new parking passes to homeowners this year. Please use the same ones that were issued last year. New passes will be prepared for next year's annual meeting that are not dated. For more information contact Chris Sherbine, Association Manager at [csherbine@7springs.com](mailto:csherbine@7springs.com) or 814-352-7846.

## **Chimney Cleaning for wood burning fireplaces**

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](mailto:csherbine@7springs.com) or @ 814-352-7846.

## **Snowmaking tour**

The resort's snowmaking department gave board members Bart Buckley and Joe Palko a tour of the snow making facilities, including the pump house, the new electric compressors and described the science of all the different types of snow guns on the mountain and in Southwind. You may have already noticed that there are also several different turbine fan guns installed throughout the resort this year by various manufacturers. The resort has not purchased any of these guns, but are testing them to see which ones work the best. The snowmaking department is willing to schedule a tour in the future if any homeowners are interested. If you would be, Contact Chris Sherbine, Association Manager [csherbine@7springs.com](mailto:csherbine@7springs.com) or @ 814-352-7846.

December 8, 2008

**Regarding: Noise issues at Southwind**

Dear Southwind Homeowners and Renters,

Great news that the 2008-09 ski season got off to an early start this year! We would like to ensure that all of the Southwind homeowners are geared up for a wonderful season ahead.

It has been brought to our attention that there have been a few issues regarding "loud" gatherings after hours at some homes in Southwind. We are confident that you will agree that we must respect our neighbors, so please remind your friends, family and renters that may be occupying your homes of a few noise rules that are in place at Southwind and generally at the resort. We would of course prefer not to bring the officials into these matters when they can be easily be prevented.

Although there are no specific restrictions in the Southwind CC&Rs; **the Seven Springs Police use a general guideline of 11:00 p.m. as the start of quiet time across the whole resort.** They of course use their own discretion in every incident, but that is the common guideline in all of the communities.

Also according to the Southwind CC&Rs Article VIII, Section 10 it states:

***"No noxious or offensive activity shall be conducted within Southwind nor shall anything be permitted to be done therein which may be or may become an annoyance or nuisance to the residents of Southwind."***

Also in the CC&Rs related to quiet enjoyment is Article VIII, Section 11:

***"Outdoor speakers or amplification systems of any kind are permitted only during hours so as not to disturb the reasonable enjoyment of Units or Common Facilities by Unit Owners."***

Please know that it is not our intent to bar anyone in Southwind from having a good time. Quite to the contrary, we are simply requesting that everyone be considerate of the people around you and use good sense. We truly appreciate your attention to this matter. Let's hope Mother Nature gives us a memorable 2008-09 ski season here at Southwind and Seven Springs Resort! Happy Holidays!

Respectfully,

*Chris*

Chris Sherbine  
Southwind Association Manager