



Southwind News

Volume 1, Issue 2

www.wpa.net/~i4cast/southwind

November 2008

Hoping it is a good sign of things to come...Southwind received it's first snowfall on Tuesday and Wednesday October 28 and 29. We received a little over 4 inches with windy and near whiteout conditions at times. The cold conditions only lasted 2 days as temperatures reached close to 60 degrees by the weekend with only a few patches of snow remaining by Sunday November 2.

First Snowfall October 28, 2008



Pool Closing

The Southwind pool and hot tub were closed for the season Sunday September 28.

Hope you all had the chance to enjoy a wonderful summer season at the pool.

Third Annual Homeowners Meeting

The Third Annual Southwind homeowners meeting was held in the Southwind Recreation Center on September 20, 2008. Turnout was excellent with over 70 homeowners attending. A copy of the handouts distributed at the meeting is available for download at <http://www.wpa.net/~i4cast/southwind>

New Board member

Election results were announced by Jane Clark, president of the Nominating Committee.

John Koury was elected to the Southwind Board of Directors for a 3 year term. John is a homeowner at 161 Southwind Drive and will be replacing Mary Ann Kendrish, Seven Springs, starting with the December 1 board meeting.

Recreation Center Key Cards

We are in the process of installing 4 key card readers in the Recreation Center to limit access. Until the installation is complete and key cards are distributed (projected to be in December) the doors of the Recreation Center will be open from **7 am to 3:30 pm daily**.

A door is also being installed at the bottom of the stairway from the basement level. The key cards will be installed at the following locations:

- One on the front door of the main level of the Rec Center.
- One on the newly installed door leading from basement/ gym area to the stairway
- One on each of the two entry gates off the pool deck.

Contd... Key Cards page 2

Key Cards: Contd

The plan is to issue 2 key cards per homeowner, which will allow access at all 4 key card readers.

The upper level of the Rec Center is intended for use by Southwind homeowners and their guests only.

Key cards issued by the Seven Springs rental pool will limit access to the 2 entry gates off the pool deck allowing access to the pool deck and basement/gym area only.

Those renting a unit in Southwind will be restricted to the pool area and lower level of the Rec Center only.

Key cards will be disabled for homeowners that are 30 days or more past due on their homeowner association dues, special assessments or have outstanding late fees.

Each key card will have a unique serial number for security and tracking purposes.

Treat your key cards as you would a credit card. Do not lend or use your card to allow others access. If you lose your key card you need to notify the Southwind HOA office immediately so that the key card serial number can be disabled. Cost of reissuing additional key cards will be paid for by the homeowner.

Rec center security:

The Rec Center and pool will be under 24 hr video surveillance and recording. There will be one week of video stored. In case of vandalism, the video along with tracking of key card serial numbers will be used as required at the discretion of the Board and local law enforcement. In addition, the camera at the pool will have a screen in the kitchen area of the upper level of the rec center. The idea here is so that parents will be able to keep their children in view if they come in to fix a snack.

Rec Center Kitchen

Please remember to clean up the rec center kitchen area after any use.

Driveway Sealing

Phase 1 blacktop driveways were sealed during the week of Sept 8.

Maintenance Items

Ed Maholtz, (emaholtz@7springs.com) Southwind maintenance supervisor, is available for maintenance items like lost/forgotten keys after hours; toilet dye testing; plunging toilets; replacing batteries in smoke detectors, thermostats, garage door keypads as well as changing hard to reach light bulbs; turning off/on outside water faucets in the fall and spring and thermostat adjustments.

There is a fee schedule for these types of requests and you can view it online at <http://www.wpa.net/~i4cast/southwind/doc/MaintenanceFees.pdf>

For normal requests and to place a work order contact Chris Sherbine csherbine@7springs.com Association manager at 814-352-7846. For emergencies, you can contact Ed directly at 814-279-4891 (cell) or 724-423-3614 (home) (**emergencies only please**)

Recreation Center Rentals

The rental of the main level of the recreation center was discussed in detail at the Third Annual Homeowners meeting. Initially the board drafted up a set of rental rules and requirements and there was a discussion and feedback from the floor on these proposals. After a detailed discussion, votes were taken and it was determined that the majority of those present wanted the following limitations.

- did not want rentals to be permitted to non homeowners unless the board approved under special circumstances.
- did not want any rentals Saturday, Sunday or Holidays (and any Holiday rate period days)
- require a large security deposit from homeowners

The board will draft up a new set of rules over the next couple of months and welcomes feedback from all homeowners on their suggestions. If you would like to provide input to your board please use the link at <http://www.wpa.net/~i4cast/southwind/board.htm> to send an email.

Sidewalk Shoveling

Individual unit sidewalk shoveling is not covered under the HOA dues. If you desire to have your sidewalks shoveled at your own cost, you need to sign up at the HOA office. Renters in the Seven Springs rental pool are required to have this additional service.

The board received a couple of requests that sidewalk shoveling be done by the HOA and billed to everyone. The board discussed this at 2 of its' previous meetings and does not want to add this additional cost to the HOA. The board estimates that if taken over as a HOA expense, it could add as much as \$240 to each homeowner's yearly dues. (\$20 a month). Driveway plowing continues to be included in your HOA dues.

Reminder: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.

Recently a unit had a leak in a ice maker line that caused 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

Rec Center Wi-Fi & phone

There is free Wi-Fi in the Southwind Recreation Center. In addition, there is a phone available which includes nationwide long distance.

Thermostats

With the heating season here... please be certain that your thermostat is set to the "heat" setting and not "cool" setting. If you have not been to your unit for an extended period of time and need your thermostat set, Ed Maholtz, (emaholtz@7springs.com) Southwind maintenance supervisor is available to do this for a fee. See page 2.

If your unit has a heat pump you should set your thermostat to the "Emergency Heat" setting when leaving. Heat pumps should not be run when compressors are covered with snow or in very cold temperatures.

It is recommended that temperature not be set below 60 degrees when

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

Winter Tires

Ed Maholtz, Southwind maintenance supervisor, has noticed some homeowners having problems last year getting around with all season radials. Ed advises Winter specific tires are preferred over All Season tires. Have your tire thread depth checked before coming to Southwind in the winter.

Dryer vent and Fireplace Chimney cleanings

Does your outside dryer exhaust vent resemble the photo? There are a couple on Southwind Dr. that do! 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 lint will cause longer drying times and can easily cause a fire. Take a look at your outside dryer vent, typically located on the street side of your unit.

Fireplace chimneys should also be routinely cleaned and inspected.

For a fee you can schedule a dryer vent or fireplace chimney cleaning. Contact Chris Sherbine, Association Manager csherbine@7springs.com or @ 814-352-7846.



Approved Architectural changes

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

Currently the only 4 approved changes to Southwind units are:

- Privacy screens for decks (must be approved by both homeowners)
- Awnings for decks
- Under deck covering and gutter system
- Screen doors.

Contact Chris Sherbine, Association Manager csherbine@7springs.com or at the office @ 814-352-7846.

Mice

While no one likes to think about them...this is the time of year when field mice are looking for a winter home. Make sure you don't have any openings that mice could get in. Does your garage door close completely. Close the door and turn off the light. Do you see daylight under the seal? Also don't leave your garage doors open for extended periods of time. Another common place for a mouse to get in is where a utility pipe comes through the wall. If you have an uphill unit and your gas meter is in your outdoor closet, make sure there is not any gaps where the pipe enters through the wall. It is a good idea to hide a few D-con bait trays in areas away from pets and children, like in the furnace room or behind the washing machine. For more info: <http://www.d-conproducts.com/>

SOUTHWIND HOA

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

Association Office Phone: 814-352-7846

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

Homeowner Info & Directory

Be sure that your contact information is up to date with the HOA. Please fill out a homeowner information sheet and return it to Chris Sherbine, Association Manager csherbine@7springs.com. On the form you can check a box if you would like your information published in the annual homeowners directory. You can download and print out the form at <http://www.wpa.net/~i4cast/southwind/doc/Homeownerdirectory.pdf>

EZ-Pass

Do you keep saying to yourself each time you exit the turnpike, "I have to sign up for EZ-Pass when I get home" but then never do? Sign up at <http://www.paturnpike.com>

Shuttle Service

Shuttle service is available any day of the year by calling 814-352-7777 x5000. Your HOA dues pay for this service. Continuous shuttle service starts on ski weekends. Typical hours are: Fridays 6pm through 2am. Saturday 8am through 2am. Sunday 8am through 6pm. Please make a note of your designated numbered shuttle stop closest to your unit and use it when calling for the shuttle.

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 bypass 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.

Resort Discounts and Indoor Pool

By now most homeowners should have received a letter in the mail describing the discounts offered to you as well as an application to purchase a pool pass for your entire family for 2009 and 2010. Discounts are available for ski tickets, lessons, roller skating and snow tubing.

For information on discounts see <http://www.wpa.net/~i4cast/southwind/doc/discounts.pdf>

Homeowners can buy a 2 year pass for all immediate members of your family. Download an application at <http://www.wpa.net/~i4cast/southwind/doc/swimmingpool.pdf> Contact Bev Spurling at the resort at x7723 with questions. The cost for the passes for January 1, 2009 through Dec 31, 2010 is \$120.00 (2 year period). Homeowners in the resort rental program automatically have access to the indoor pool.

They pro-rate the cost in full year increments. So if you want access from Jan 1, 2010 through Dec 31, 2010 the cost will be \$60.00. No physical passes are issued. Just check in with the lifeguard with a photo ID. They keep your name and unit number on file at the pool and they confirm on their list when you go to the pool. They have changing rooms at the pool and provide towels there so there is no need for you to take your own.

Knox Box

Your board has approved the installation of a Knox-Box key lock box system in the gatehouse. For information see <http://www.knoxbox.com> This is a very secure system used for fire/police/rescue to get access to your home in an emergency. Your key will be stored in the secured vault for use by emergency personnel only. Of course any homeowner can opt out, but realize the only other option for fire/police/rescue would be to breakdown your door in an emergency. There will be no cost to the individual homeowner to participate.

Personal Umbrella Policy

It is always a good idea to have an insurance checkup with your agent and make sure you have adequate coverage given your ownership of a townhome. Just because you have full coverage on your unit may still leave you open to substantial liability, if for example, you cause a fire to your townhouse that sweeps through three adjacent townhouses causing millions of dollars in damage and injuring two of your neighbors resulting in several lawsuits. Ask your agent if an umbrella policy may be right for you.

Gas fire place

Most of the basic gas fireplaces in Southwind have a standing pilot light ignition. If your fireplace fails to light, the first thing to check for is the pilot light. You should be able to look through the glass and see it. Check your instruction manual on how to light it or online at <http://www.heatnglo.com/customerCare/ownerManuals/gasManual.pdf> The manual also indicates that to prevent a foggy film from being permanently baked on to the glass you should clean the inside of the glass after the initial 3 to 4 hours of use.