



# Southwind

AT LAKE TAHOE

## Board of Directors

Tom Mole– President  
Joe Palko– Board Member  
Bob Denove– Board Member  
Curtis Kossman– Board Member  
Jane Clark– Board Member

## Homeowners Association Committees

### Cost Savings Committee

John Chamberlain (Chair), Arnie Burchianti, Jack Klingler, Kevin Beamon, Joe Palko, Jane Clark, Jeff Waller, Bob Stasik, Shirley Peeling

### Architectural Control (ACC)

Tom Mole (Chair), Curtis Kossman, Todd Martz

### Nominating Committee

Bob Denove (Chair), Jane Clark, Betty Best

### Landscaping Committee

Jeff Schrock, Ed Maholtz, Joe Palko, Red Kowalski, Annie Miller, Kathy Susa

### Pool and Recreation Center

Steve Glaser (Chair), John and Barb Koury, Michele Klinger, Joe Palko, Verene Harvey

### Social Committee

Bart Buckley, Jan Conley, John and Barb Koury, Jon Lockhart, Peg and Russ Lowell, Joe Palko, John and Diane Pugliano, Barb Steinour, Rick Bullotta

## Homeowners Association

Heidi Corsello  
Association Manager  
814-352-7777 ext 7193

Missy McKlveen  
Assistant Association Manager  
814-352-7777 ext 7889

Terry Shaffer  
Accountant  
814-352-7777 ext. 7532

Ed Maholtz  
Homeowner Services  
814-352-3011

## Ice Maker Water Line Replacement

In response to several homeowners who have raised their concern over the plastic water line supplying the ice maker and its potential to crack, we have developed a program to address this need.

To avoid potential line failure and resulting damage from a water leak, we are recommending you have your existing plastic line replaced with a braided stainless steel line. Until repairs to the line can be made, we strongly recommend that you turn the water supply to the ice maker OFF at the manifold. If you need assistance locating the water shut-off, please call us.

If you would like to have us coordinate this service for you, please call the association office at 814-352-3011.

## Unsupervised Children at the Recreation Center

Your association office would like to remind you that children of all ages must be supervised when using the Southwind Recreation Center. Parental supervision is necessary to protect your child and to prevent damage to the facility. Parents, please be aware of the Recreation Center rules and the use of the exercise equipment. For complete rules and regulations please view: <http://personal.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

## HVAC Maintenance

Believe it or not, it's that time of year again! During the next few months your Homeowners Association will be coordinating a maintenance program for the heating system located in your home at Seven Springs Mountain Resort.

The 2011-2012 maintenance program includes the following services:

- Changing all air filters
- Cleaning the electronic air cleaner cells
- Tightening all electronic connections
- Checking all monitors, safety and operating controls
- Verifying proper gas manifold pressure
- Turning on humidifier water supply and filling the sump for the season
- Performing carbon monoxide safety check
- Lubricating and making minor adjustments

Call association office to schedule your maintenance!

## Recreation Center Rental

Copies of the Recreation Center Rules and Regulations as well as the rental rules are available at <http://personal.wpa.net/~i4cast/southwind/documents.htm>. Rentals are only available to homeowners during weekdays. Costs are listed in the documents.

## Recreation Center Key Cards

Please double check to verify that your recreation center key cards are working. If they are not working please contact the association office at 814-352-3011. Please call ahead so we can have your key cards ready when you arrive.

## Recreation Center Lights and TVs

Please help conserve energy by remembering to turn off lights and TVs when leaving the Recreation Center.

## Southwind Maintenance

**For all maintenance requests please call the association office at 814-352-3011.**

After hours maintenance emergencies are handled by an outside vendor. To contact them, call the hotel front desk at 814-352-7777, ext. 3000 and ask for Southwind on-call maintenance to be paged. You will be billed directly by the vendor.

## Dehumidifiers

The upcoming winter season is the time of the year where the humidity is low and temperatures are low. 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. Contact the association office for further information.

## 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 the association office at 814-352-3011 to schedule.

## 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 can assist. To schedule this service, please contact the association office.

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 your unit is vacant.

## Shut Off Your Water Valve When Leaving!

Recently a unit in Southwind had a refrigerator water line malfunction and the water ran for several weeks unnoticed, causing extensive damage and loss of use. Do not let this happen to you! Be certain that you know where your main water shut off valve is in your unit and make it a habit of turning yours off every time you vacate your unit.

Water breaks and leaks can occur at any time. Ice makers can malfunction or a toilet leak can go quietly unnoticed while you are away. Your main water valve is in your basement on an underground wall. In finished basements, the water valve may be disguised so it is not easily visible. If you need assistance in locating, please contact Ed Maholtz.

## Smoke Alarm Batteries

Southwind units contain smoke alarms that are both electrically powered and have a nine-volt battery-powered 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! Call the association office to schedule your battery changes. There is a \$25 service charge plus the cost of the batteries.

## Fall Clean Up

Please inspect the area around your home and perform a general fall clean-up. Discard old lawn furniture, grills, tattered flags, wood tarps, and unwanted items stored on decks or behind your home. Dog chains should not be left in lawn areas to be caught by mowers. Decaying firewood needs to be discarded as it draws carpenter ants. Firewood should not be stacked against your wooden home. Your cooperation in this community improvement effort is appreciated.

## Community Gates

Extra gate remotes are available for purchase from the association office for a cost of \$50 each. If you have forgotten your gate code, please contact Missy McKlveen at the association office at 814-352-3011. Is the phone number that you provided that is associated with your gate code up to date? Did you know that when a guest calls your designated number that you can open the gate for them by pressing "9". The manual gate near the Recreation Center will remain locked.

## Architectural Control

The Architectural Control Committee (ACC) in your association must review any proposed exterior or structural changes and grant approval prior to any changes being made. This includes satellite dishes. In addition, no exterior signage is permitted in Southwind. If you are considering changes to your home, please contact the association office to obtain the proper paperwork.

## Knox Box-Unit Access

A Knox Box ([www.knoxbox.com](http://www.knoxbox.com)) system is in place at Southwind to offer immediate access to emergency personnel should the need arise. For your safety and that of the entire community, it is highly recommended that you supply a copy of your key, garage code and alarm code to be kept in the Knox Box.

PLEASE NOTE KNOX BOX ACCESS WILL NOT BE USED TO GIVE HOMEOWNERS OR VENDORS ACCESS TO YOUR UNIT.

We recommend a second key and access information be supplied to the Association office for use in situations where the homeowner, guests or vendor need access to your unit.

Please contact the association office at 814-352-3011 with questions.

## Parking

Parking is NOT permitted on the streets in Southwind. This prevents proper snow plowing and can prevent emergency vehicles access. 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. Illegally parked vehicles will be towed.

In addition, trailers, commercial vehicles and RVs must be parked outside of the gates in the overflow spaces provided. Southwind has limited parking and these types of vehicles take up too many parking spaces and block emergency turn-around areas.

## Donations of Computer Equipment are Requested

The Recreation Center/Pool Committee would like to set up additional PCs in the Recreation Center for homeowners to have access to email and basic web browsing. If you have a PC you would like to donate, please contact Missy at the association office at 814-352-3011 or [mmcklveen@7springs.com](mailto:mmcklveen@7springs.com)

## Garbage

The garbage dumpsters are emptied once a week on Tuesday...DO NOT BLOCK DUMPSTERS!! If a dumpster is full, do not leave garbage on the ground. Crows and raccoons tear up and scatter the trash, and it costs you money out of our HOA dues to clean it up.

## Dog Doo

Dog doo continues to be a problem around the community. Please remember to clean up after your dog each time. Just because it gets covered with snow, doesn't make it magically disappear. There are specially designed green dog-doo containers with plastic bags around the community. Please use the bags and deposit the doo properly. Also, please remember that under Somerset County leash laws you need to keep your dog on a leash at all times.

## Parking Passes

Parking Passes for all homeowners are available for pick up at the association office.

### **Good Neighbor Policy**

Please be courteous of your neighbors. It is a general rule across the entire resort that 11 p.m. is the start of quiet time. If you experience excessive noise and other annoyances, please report it to the Seven Springs Security at 814-352-7911 so they can investigate and record the incident. The Pennsylvania State Police can be reached by calling 911.

### **Shuttle Schedule**

If you are in need of the shuttle, please call 814-352-7777, ext. 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.

### **Modified Lift Hours for 2011-2012**

The Southwind lift hours for the 2011-2012 season are as follows:

Monday - Thursday (non-Holiday) - 11 a.m. to 7 p.m.

Friday, Saturday, Sunday and Holiday - same as resort schedule

### **Holiday Lights/ Decoration Policy**

In 2008, your Board adopted a policy that holiday lights/ decorations are not to be put up before Thanksgiving Day and must be removed by January 15. If you choose to put up outdoor decorations, please choose ones with good taste that fit our community.

### **Prohibited Activities**

A reminder that the Southwind Declaration of Covenants, Conditions and Restrictions Article VIII, Section 15 (<http://personal.wpa.net/li4cast/southwind/documents.htm>) indicates that the “discharge of weapons of any kind or use of explosive devices, including, but not limited to, fireworks or similar devices, is not permitted.” This would include firecrackers, flares, bottle rockets, and the use of BB guns. If you witness these types of activities, please contact Seven Springs Security 814-352-7911. It is helpful for security and the homeowners association to have a photo of the incident and its actors.

### **Email Addresses**

Please make sure we have your current email address and emergency contact number. We send many communications to our homeowners via email as it is the most cost effective and fastest way to get the information to you. Our quarterly billings will continue to be delivered by the USPS. To update your information please call 814-352-3011.

### **Contact Card**

We’ve included a contact card. If you have not already done so, please fill it out and return immediately.

### **Southwind Social Committee**

The social committee has organized two winter family pot luck, BYOB events to be held at the Recreation Center: Saturday, January, 21, 2012 and Saturday, February, 25, 2012. There will be children’s activities from 5-7 p.m. and dinner and drinks from 7-9 p.m. The social committee will provide cheese trays and soft drinks.

### **Planning Ahead**

There will be a pool opening party and barbeque from 11 a.m.-1 p.m. on Saturday, May 26, 2012 sponsored by Seven Springs Resort Realty.

### **Allied Waste**

If you have large items to be picked up or have questions about the trash pick up service, please call customer service directly at 724-887-9400 or 1-877-788-9400.

### **Radon Detector**

A portable radon detector has been purchased by the Southwind Homeowners Association for use by all homeowners. To schedule a time to use the detector, please contact the association office at 814-352-3011.

