

# *The Townhomes at Red Hawk Newsletter*

## *November 2011*

### **\*\*Freeze Breaks\*\***

During the cold spell last winter there were a few frozen pipes reported in the community. Typically, the breaks occur in a crawl space or in the wall behind the kitchen in the garage. These breaks involve the small copper lines not the main supply line that runs through the buildings. Damages to these smaller lines that service individual town homes are the responsibility of the individual owners of the town home. To avoid these expensive breaks you must be sure that your crawl space vents are closed and that you provide heat to the crawl space and the garage.

### **\*\*Pick Up After Your Pet\*\***

Various pet stations are available throughout the community. The responsibility of pet cleanup rests on all pet owners. We all need to do our part to keep the community clean. There have been reports of a neighborhood cat that is let out without any follow up to clean up after it. If you see a homeowner repeatedly not picking up after their pet please contact a board member or Randy at WSPS with the address, description, and times so we can follow up with that homeowner.

### **\*\*Parking\*\***

We continue to review the parking situation in the development. The number of parking spots per area was based on the industry standard and handicapped spots are necessary per city requirements. Some residents are using their garage for storage versus parking, and using one spot in their garage would improve the parking situation greatly. Please remember we must all work together to resolve the parking problems. Additionally, vehicles parked outside the garages with expired tags are subject to immediate tow.

### **\*\*Trash\*\***

Please take note that trash receptacles should not be set out any earlier than 6 pm the night before pick-up and should be put back in garages the evening of pick-up if at all possible. Trash left out longer than this has a tendency to smell and be blown around the community. Also, please be sure to bag all of your trash. This will help keep trash from blowing around the community on trash day.

### **\*\*Bus Stop Safety\*\***

It has been brought to our attention that the school bus stop at Red Hawk Drive and Lincoln Mountain Road appears to be located in a precarious location. Lincoln Mountain Road is the dominant ingress and egress for residents and guests with vehicles. When Lincoln Mountain Road is icy it becomes a hazardous situation for drivers trying to make it up the hill to exit the community. We have had several residents contact us to see if the school bus stop could be relocated so the children are not standing in or near the street waiting for the bus while the cars are passing by. You can help by contacting the school district and asking them to move

the bus stop to a safer location. Many voices will get the point across. We want to keep the children safe this winter.

### **\*\*Dark Sky\*\***

The Association is looking to reduce electricity costs and reduce light output at night. This helps us to save energy and cut down on light pollution. Our current light fixtures don't have a way to shield excess light from shining up into bedroom windows. We understand that most of the units have at least one bedroom above the streets and alleys. If the alley lights outside your residence are too bright and create an unnecessary glow on your windows at night please contact Randy at WSPS. We will send maintenance to change the bulbs to a lower output. We are also looking into new technology in the form of LED, which are super energy efficient and produce a softer glow (and they don't have mercury inside the bulb like fluorescent lights).  
[www.darksky.org](http://www.darksky.org).

### **\*\*Repairs\*\***

Please contact Randy Watt at WSPS prior to making any repairs on your unit that you think the HOA may be responsible for. We do not want residents hiring repair work and then submitting bills to the board without their prior knowledge. Let us have a chance to assess and even bid any work prior to taking action.

### **\*\*Water\*\***

For those that were not at the annual homeowner meeting, the primary reason for the dues increase is in response to increasing water costs. The association has tracked water usage over the past three years and the annual consumption has remained flat. The increase is simply from the price increase from the water company. Next summer the association is going to review the amount of sod that we are watering to see if we can reduce the volume to save costs.

### **\*\*Web Site\*\***

Just a reminder that our web site is [www.redhawktownhomes.com](http://www.redhawktownhomes.com). There is plenty of information about our community along with contact information and even a place to pay your HOA dues on line.

### **\*\*Homeowners suggestions\*\***

Our board meets approximately every 6-8 weeks to discuss many topics related to our community. We have had some suggestions from homeowners on a variety of topics to consider. If you have a suggestion please contact Randy or a board member.