

PRAIRIE EAST NEWS

FALL 2020

From the President

By Cory Miller



The COVID19 pandemic has created new challenges for all of us and it is no different for the Association. The stay-at-home order caused a delay to the Association's annual meeting and it was held as a virtual

meeting, allowing us to conduct business in a safe manner and with success.

When it comes to maintaining the property, it was challenging to find vendors this year who had staff, or availability, to complete the needed work. Vendors were in high demand causing them to prioritize their projects, resulting in some of our projects being delayed until next year. The missed projects were somewhat minor in nature, yet still important overall. The Board continues to keep a pro-active management philosophy when it comes to maintenance as this helps defer some capital expenditures.

The Board completed a preliminary review of replacing the driveways, looking at various options and obtaining recom-

mendations from contractors. Contractors could not believe the age and good condition of the driveways. Thus, the Board deferred the project and will re-address it next year.

Violations sent in 2020 have increased to 48 notices thus far, compared to 43 notices in 2019. Seventy-five percent of the notices were to non-owner/occupant members in 2020, compared to 55% in 2019, with parking violations making up one-third of the total. Reviewing the Rules and Regulations for your Association is encouraged.

If you notice items in need of repair, or violations to the rules and regulations for the Association, please take a photo and email it to our property manager, Lori Waltzer, to report and respond to it. Also, be sure to drain the outside water faucet to prevent freezing and a water leak next spring, see page 2 for instructions.

Enjoy the Fall and Winter. As we all work through this period of the pandemic, we hope all of you are being safe.

Winter Expectations

What can you expect once we receive snow this winter?

The trigger for the snow plow company is to plow after snowfalls exceeding 1-1/2 inches.

Driveways will get an initial plow pass following a snowfall of 4" or more prior to 6:00 am or 5:00 pm to aid in navigating in or out of your garage. Any new snowfall exceeding 1-1/2" will be plowed

within 12 hours after snowfall ceases.

All new snow on the steps will be cleared within 18 hours for snow between 1-1/2" and 8". For accumulations exceeding 8", the time will be extended to 24 hours.

Sanding is done after ice storms or freezing rain. Sand barrels will also be placed in the area for all homeowners. Typically the sand

barrels are placed near the north facing driveways but are for everyone's use. Please feel free to use as much sand as you wish to make your areas safe. If you notice your sand barrel needs to be refilled, please let Lori Waltzer know and she will get those filled for you.

Please do not leave your garage doors open. Pipes can freeze.

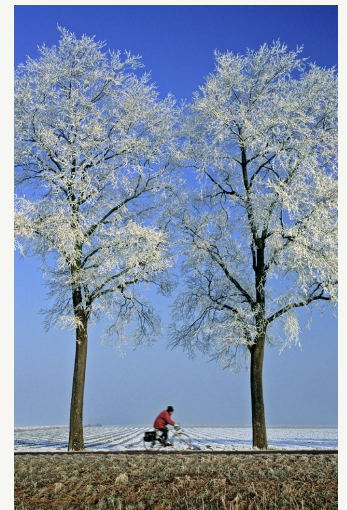
PRAIRIE EAST FIFTH ASSOCIATION BOARD OF DIRECTORS:

- ♦ Cory Miller
- ♦ Tim Nelson
- ♦ Dorothy Fuss
- ♦ Vita Peterson
- ♦ Denis Petrenko

Property Management by Waltzer Enterprises

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Property Manager
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(952) 513-4709
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Prairie_east@q.com

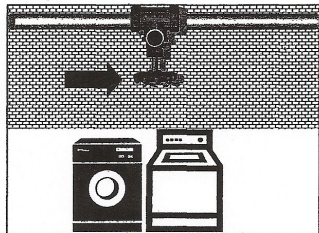
*This is an official document of the
Prairie East Fifth
Association.*



Prepare Your Outside Water Faucet Now

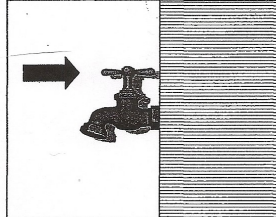
In an average year, at least one Prairie East townhome suffers water damage due to a pipe bursting during cold weather. The pipe leading to your outside faucet is always at risk when we experience cold temperatures, so you must take the following steps to minimize this risk. If you haven't already completed these steps, please do so now.

Step 1. – Inside



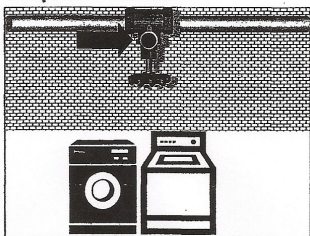
Find the shut-off valve to your outside faucet by looking in your furnace room. It is most likely located above your washer and dryer right below the ceiling. Turn the valve **OFF**.

Step 2. – Outside



Go outside to your faucet and turn it **ON**. Make sure what little water is left in the pipe drains out. Leave the outside faucet on while you go back inside.

Step 3. – Inside



VERY IMPORTANT! Check the shut-off valve for a small brass plug or cap on the valve. If you have one, turn this plug far enough so the remaining water drains out. Then retighten the plug.

Leave the outside faucet in the **ON** position through the winter.

TRASH REMINDER



During the Holiday season, you might accumulate more trash than what will fit in your container. If you have extra trash, **DO NOT** place it alongside your container; it will not be picked up. You must call Republic Services at (952) 941-5174 and arrange for a special pickup.

Trash containers should be placed at the curb **NO EARLIER THAN 6 pm** on Sunday evenings. Please **DO NOT** place them on the lawn edge. Sprinkler heads will get damaged if you put your container on top of them. After trash pickup on Mondays, all trash containers must be returned to your garage by the end of the day. Trash containers are to be stored **inside** of your garage.

If you will be out of town, please ask a neighbor to move your trash container for you.

Pets



We love our pets, but please make sure to pick up pet waste immediately.

Not only is it an association rule, it will make our lawn care people happier. They do not like to step in pet waste while working at Prairie East. Those of you who walk your pets and pick up, please remember that you need to dispose of the waste properly. That means your own trash containers. Please do not drop off pet waste in other homeowner's trash containers.

Holiday Decorations

We all love to decorate for the holidays, but do remember there are some rules you must follow in the association.

Holiday lights are approved if codes and proper installation is followed.

Holiday lights cannot be installed prior to November 1st and must be removed by January 15th.



Parking Rules

DO NOT park on the grass edge of the driveways and along roadways because you might be parking on a sprinkler head

which will cause it to break. You may not park along the sides of the driveway. The two spots immediately in front of the garage are the only designated parking spaces outside of the garage. All other cars must park on the street.

