

# PRAIRIE EAST NEWS

FALL 2011

## *From the President*



*By Cory Miller, President*

Once again summer comes to a close, but thank God for the nice extended fall weather we had. The Association's board had a busy summer. There was approval of two new decks to be added for homeowners, some older trees were removed and replacements will be planted this fall, and the spring walk-through was easier since many repairs were

made in the summer of 2010.

A "heads up" for all homeowners is the condition of the roofs is not good. All roofs were inspected and we learned two things. 1) the shingles used were not of superior quality, and the manufacturer is no longer in business, and 2) the installation is believed to have been performed by workers from a southern climate based on the finishing work for corners, edges, etc. was not of the standard for a northern climate. As a result, the roofs will need to be replaced very soon.

The good news, we should have funds available to pay for the new roofs. The bad news, our reserve funds will be greatly depleted. An

assessment and review of the Association's Reserve Funds is being completed. I'll tell you now; we can expect a shortfall in the reserves. In polling other Associations, this seems to be the typical case, but I'm not happy about it. It may be that some future repairs will be made on the "pay as you go" basis as reserves get re-established. Expect to hear more at the Annual Meeting next spring.

As winter comes, be sure to take time and drain the outside faucet before the freezing weather comes. Also, sand barrels will be out this year and we encourage you to use them. Have a safe fall and winter season. Take time to enjoy the holidays with your families and friends.

## *Winter Expectations*

What can you expect once we receive snow this winter?

Driveways will get an initial plow pass following a snowfall of 4" or more prior to 6:00 am or 5:00 pm. 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.

### **PRAIRIE EAST FIFTH ASSOCIATION BOARD OF DIRECTORS:**

- ◆ Cory Miller
- ◆ Tim Nelson
- ◆ Amy Dresch
- ◆ Carol Wach
- ◆ John Culviner

### **Property Management by Waltzer Enterprises**

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



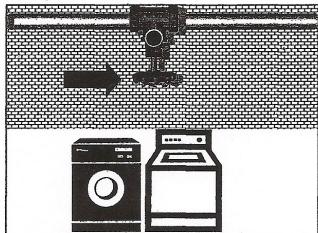
Please do not leave your garage doors open. Pipes can freeze.

No grilling inside your garage. This is an extreme fire danger and against the city fire ordinances.

## Prepare Your Outside Water Faucet Now

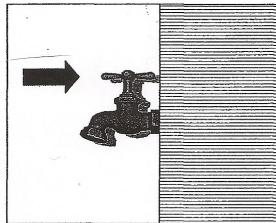
In an average year, at least one Prairie East townhome suffers water damage due to a pipe bursting during cold weather. The pipe leading to your outside faucet is always at risk when we experience cold temperatures, so you must take the following steps to minimize this risk. If you haven't already completed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

### Step 1. – Inside



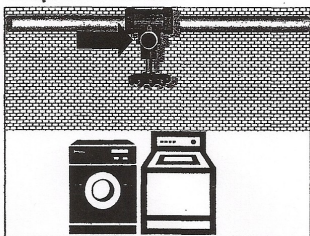
Find the shut-off valve to your outside faucet by looking in your furnace room. It is most likely located above your washer and dryer right below the ceiling. Turn the valve **OFF**.

### 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 Allied Waste 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.

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.

## Fall Cleanup!

Although we hate to admit it, summer is over and the summer toys need to be put away. The board has noticed many personal items left out and it is becoming unsightly. Prairie East rules prohibit the storing of personal property on the common areas and all recreational items must be put away when not in use. Failure to do so could result in a fine against your unit. If you have items left out they must be put away in the next two weeks. Warning letters will be sent out after this two week period to any offending homeowner. After that fines will be assessed to the homeowner.

## *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

Parking continues to be a problem at some of our townhomes. Remember, parking is limited to your garage and the two spaces directly in front of your garage or on the street. Please do not park in the common area of the driveways. This becomes more important as we come into the snow season!

