

PRAIRIE EAST NEWS

FALL 2019

From the President

By Cory Miller



Summer is past and hopefully you had a nice summer. Per the landscape companies, it was the perfect growing season for weeds and that was reflected in the lawns this year. The solar controllers for the lawn sprinkler system are up and running so water is being applied as properly needed.

The sidewalk project along Juniper Lane is finished. Three trees were removed and the city provided replacement trees which were planted throughout the property. The Association did encounter a little extra work regarding the sprinkler system and sidewalk installation.

The annual walk-through of the property was completed last June and the noted deficiencies and violations were addressed. In the Fall a follow up on the violations was completed and only about 2/3rds of the unit owners corrected their problems. Additional violation letters, with fines, were issued. The Board continues to keep a pro-active management philosophy when it comes to maintenance as this helps defer some of the capital expenditures for the Association.

Other projects were, decks were power-

washed and stained. It was noted several unit owners fail to have an outside water source and the Association needs this source to perform the exterior maintenance items that need to be completed. Please look at your outside water source and make sure it is functioning for next year.

New landscape projects: 1) removing the ash trees between the garages as some trees are overgrown and heaving/cracking the driveway, 2) continue the multi-year lawn renovation project as the results are showing very well. Several people have placed plants and decorative items in the rock beds. This is causing problems and a liability risk for the maintenance work in the rock beds. The Board may issue an amendment to the Rules and Regulations. It is preferred plants be kept on your deck or in a small – medium size pot on the steps.

If you notice items in need of repair, please call our property manager, Lori Waltzer, to report it. Also, if you notice violations to the rules and regulations of the Association, take a photo and send it to Lori via email. A violation notice will be sent to the owner to correct the problem.

Enjoy the Fall and Winter. Be sure to drain the outside water faucet to prevent freezing and a water leak next spring, see the instructions on page 2.

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 accu-

mulations 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

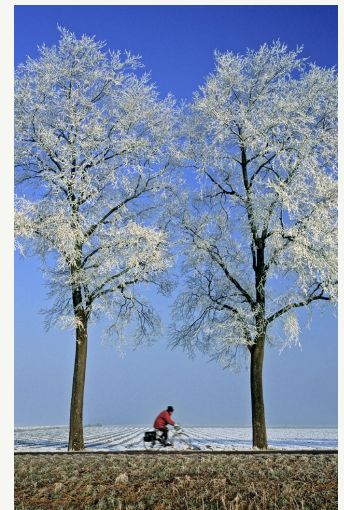
PRAIRIE EAST FIFTH ASSOCIATION BOARD OF DIRECTORS:

- ◆ Cory Miller
- ◆ Tim Nelson
- ◆ Amy Dresch
- ◆ Dorothy Fuss
- ◆ Rose Gebo

Property Management by Waltzer Enterprises

Lori Waltzer
Property Manager
P.O. Box 44356
Eden Prairie, MN 55344
(952) 513-4709
(952) 513-4620 fax
Prairie_east@q.com

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



Lori Waltzer know and she will get those filled for you.

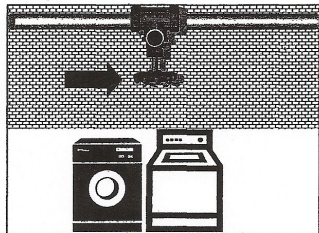
Please do not leave your garage doors open. Pipes can freeze.

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

Prepare Your Outside Water Faucet Now

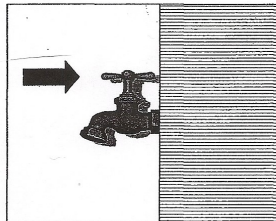
In an average year, at least one Prairie East townhome suffers water damage due to a pipe bursting during cold weather. The pipe leading to your outside faucet is always at risk when we experience cold temperatures, so you must take the following steps to minimize this risk. If you haven't already completed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

Step 1. – Inside



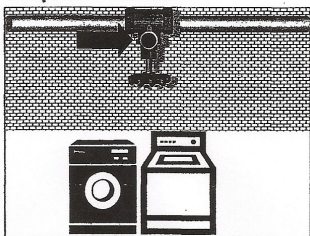
Find the shut-off valve to your outside faucet by looking in your furnace room. It is most likely located above your washer and dryer right below the ceiling. Turn the valve **OFF**.

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. 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.

New Parking Restrictions

If you haven't noticed, the city of Eden Prairie recently installed No Parking signs along the west side of Juniper Lane and the west/north side of Balsam Lane. This was a city decision for the safety of all homeowners and residents to allow ease of access for emergency vehicles.



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.



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.

