



Audubon Spring Homeowners Association

Community News ♦ 1st Quarter Winter 2011

Annual Meeting Summary

Thanks to everyone who attended the Annual Meeting in October. We obtained quorum to hold an election with the homeowner's present and proxy votes. We elected one homeowner volunteer to the Board of Directors.

2011 HOA Board of Directors

President: Freddi Watt

Vice President: Bart Cook

Secretary/Treasurer: William Winget

Landscaping Question Corner...

Q. I live in an area where winters are hard. What can I do to prepare the lawn?

A. Over-seeding can give your lawn a great boost for next spring and help minimize the damage of a harsh winter.



The trick is to get your seed down before the first hard freeze so that you can thoroughly water the area and give the seed time to germinate a bit before the ground freezes over.

This is an especially handy trick for those who live in the Northern states and don't have the benefit of mild winters and year-round lawns.

Don't forget to add a good fertilizer to your soil and if snow isn't in the immediate forecast, you may want to cover with a mulch to keep the birds from undoing all of your hard work.

Winter Watering?

Winter watering of trees and shrubs is vital to their health during our dry and windy winters. The best



time to water is when the daytime temperature has been above 40°F for a few days. Water approximately one minute per shrub and

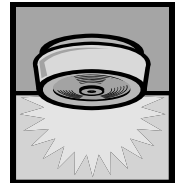
2-3 minutes per tree. It is crucial to

winter water your evergreens such as Pine and Spruce trees. Another service that can be beneficial for water retention in evergreens is an antidesiccant applicator (wilt proofer). This wilt proofing process leaves a thin, waxy coating on the needles which significantly reduces the trans-evaporation rate, therefore lessening

Winter & Holiday Season Fire Safety Tips

Avoiding Fire in the Winter

- To avoid a fire, leave at least a three-foot space open around any heating appliance.
- Be sure to turn off portable or space heaters before going to bed or leaving a residence.
- Do not use heaters that burn fuel such as kerosene inside a residence unless absolutely necessary. These types of appliances in closed places are a source of ignition and can also generate life-threatening carbon monoxide.
- Get a carbon monoxide detector that will alert you to any high concentrations of this deadly gas.
- Never store or use flammable liquids inside a residence, such as stripping furniture or storing a motorcycle or gasoline. The vapors from these types of liquids can easily ignite from stoves or water heaters.
- Always store combustible materials away from furnaces, portable or space heaters.



Enjoying the Holiday Season Fire Free

- Keep a holiday tree well-watered and make sure it does not dry out. Trees can easily ignite from hot holiday lights and if dry, will burn very quickly and spread fire throughout the dwelling.
- Check tree light bulbs before putting them on a tree to ensure they are working properly and no shorts exist in the wiring.
- Avoid using extension cords. If you must use an extension cord, make sure it is not cracked or frayed and is UL approved.
- If you must use extension cords, use those that carry enough electric load for the appliance. The labels on the appliance and cord should have this information.
- When replacing a fuse, only replace it with the same size.

Holiday Decorations Reminder

According to the Rules & Regulations for Audubon Spring, "Holiday decorations may be displayed 30-days prior to the holiday and shall be removed within 14 days following the holiday."



Dangers of Carbon Monoxide

Carbon monoxide is an odorless, tasteless and colorless gas produced by incomplete combustion. Under certain conditions, solid fuel, liquid fuels or gaseous fuels can produce lethal concentrations of this dangerous gas.

Approximately 500 non-fire related carbon monoxide poisoning deaths and thousands of hospitalizations occur each year.

Major sources of carbon monoxide include furnaces, motor vehicles, ranges/ovens, water heaters, generators, engine driven tools, space heaters and charcoal grills.

Carbon monoxide exposures are highly seasonal and occur more frequently in the winter months in cold climates.

Fatalities in adults over 65 years of age occur about twice as often as fatalities within the rest of the population.

Automobile incidents comprise about half the non-fire carbon monoxide incidents and very frequently involve idling vehicles. About two-thirds of all carbon monoxide exposures occur in the home or a habitational structure.

The remaining exposures occur in public areas, the workplace and temporary shelters.

Symptoms of carbon monoxide poisoning include shortness of breath, nausea, dizziness, light headedness and headaches. High levels of carbon monoxide can be fatal and kill within minutes of exposure.

Regular maintenance of gas burning equipment is vital and should be considered the first line of defense in minimizing exposure to this potentially lethal gas. Regular maintenance should not be neglected even if carbon monoxide detectors are installed. The possibility of a sudden failure of a gas burning appliance always exists and must be accounted for.

To protect against this silent killer here are some recommendations that will help alert both property owners and tenants about carbon monoxide and prevent exposure.

Property owners:

- Property owners are legally responsible for supplying and installing all required alarms and must provide one tenant per dwelling unit with written information about alarm testing and maintenance.
- Equip every dwelling unit with at least one approved (labeled by a recognized testing laboratory like UL) carbon monoxide alarm within 15 feet of every bedroom.
- Install at least one approved carbon monoxide alarm on each floor of each dwelling.
- Consider adding alarms to rooms where fuel-burning appliances are located as a means of early warning.



- Property owners should notify the tenant that tampering with, removing, destroying, disconnecting, or removing the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, is punishable by law.

Tenants:

Tenants are responsible for performing monthly carbon monoxide tests and notifying property owner in writing of any deficiencies that the tenant cannot correct. Replacement of batteries is critical. The tenant is responsible for replacing any required batteries in carbon monoxide alarms located in their dwelling unit.

During and after a snowstorm, make sure vents for the dryer, furnace, stove, and fireplace are clear of snow build up.

If a carbon monoxide alarm sounds: Immediately move to a fresh air location outdoors or by an open window or door and call for help. Remain at the fresh air location until emergency personnel say it is all clear.

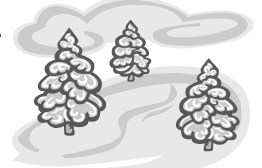
NOTE: All residential units must have a working carbon monoxide detector unless the following three requirements are all fulfilled:

The unit does not rely on fossil fuel for heat ventilation, or hot water.

The unit is not connected in any way to a garage.

The unit is not sufficiently close to any ventilated source of carbon monoxide to receive carbon monoxide from that source, as determined by the local building commissioner.

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Wishing you and yours all the best for this holiday season. May the New Year bring you great happiness and fulfillment!



Snow Removal: It's that Time

The City removes snow from the streets, and owners are responsible for removing snow from the sidewalks in the front, side, and back of the home.

If you have any questions about what areas you're responsible for and which ones the HOA takes care of, just contact Diversified Property Management and they'd be happy to help.

