



Crestline Townhomes Homeowners Association

Community News • 1st Quarter 2011



Annual Meeting Summary!

Thanks to everyone who attended the annual meeting in November. We obtained quorum to hold an election with the homeowner's present and proxy votes. We elected five homeowner volunteers to the Board of Directors.

At the Annual Meeting, a community update for the past year was provided as well as the direction for the next year and the 2011 Budget.

The members at this Annual Meeting approved the 2011 Budget as presented, which included a slight increase in the Monthly Assessment.

Beginning January 1, 2011, the monthly assessment will increase to \$135.25. The special assessment of \$350 for the window trim replacement will begin February 1, 2011 and must be completely paid by August 1, 2011.

2011 Board of Directors

Vivian Sparrow - President

Gregory Riggs - Vice President

Susan Oetting - Secretary

Richard Lodge - Treasurer

Stella Chastain - Member at Large

Trash Pickup after Christmas!

Please, please do not stack bags, trees or boxes outside of the dumpster. The trash company will be picking up trash on our regular pickup day, Monday. Please wait until there is room in the dumpster for your trash. If you see any non-resident dumping their trash, you can ask them to leave with their trash or call the police.



Please help keep our property clean. Our guests judge our neighborhood by how our property looks.

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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!
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Snow Removal FYI

We have a contractor who is responsible for snow cleanup on sidewalks, stairs and plowing the parking lot. They only arrive when there is a 4" accumulation of snow, so use caution when walking on sidewalks and parking lots until this is done. They apply an ice melt product on stairs and sidewalks and an ice slicer to the parking lot as needed. If you see a problem it is the responsibility of the resident to contact the property management as soon as possible who will then contact the contractor. Call 314-4501 to report any problems. It could take a couple of hours for the contractor to respond. Please use caution at any time after it snows;



ice is always possible. Please do NOT sweep off the ice melt/slicer from your stairs or entry way until all possibility of snow and ice have passed. Do not have your children play in the stacked snow on the streets as there could be sand and ice slicer in it; it is not advised for children or pets to play in it.

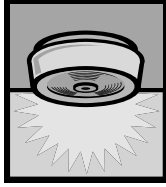
However the grassy slope is a great sledding area and snowmen are always welcome anywhere. Drivers, please use caution when driving near the slope to avoid any sledding children and adults who join them.



Winter and Holiday Season Fire Safety

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, "Holiday decorations may be displayed 30-days prior to the holiday and shall be removed within 14 days following the holiday."



Winter Freeze Warning!

A reminder to adjust your heat accordingly if you are going to be out of town during the winter so you don't have frozen pipes.



If you leave town and turn your heating system off, or down too low, the water pipes in your home **WILL FREEZE** and bust during sub-freezing temps.

If you leave your garage door open for hours during sub-freezing weather, your pipes in the floor above the garage **WILL FREEZE**, and break, causing major water damage costing you thousands to repair.

If you haven't already done so....

A gentle reminder to unhook all hoses from outside your homes to avoid freezing lines and damage to your home.



Mark Your Calendars!

The next Board Meeting will be held **January 4, 2011** at 6:30 PM at the Fire Station 8
3737 E. Airport Rd

Keep in touch with your Community via the Web!

Go to www.diversifiedprop.com to get news and other information about your community including:

- Updated policies
- Meeting minutes
- Downloadable forms
- Your communities governing documents

