

NEWSLETTER

Mid Winter Update



Civic Night Scheduled

Mark your calendar for Holiday potluck and it was **Thursday, Feb. 7** at 7:30pm decided that a civic night for a chance to join with should be held at the residents from the Villas for Clubhouse. Bring questions an opportunity to meet and you have about current and discuss City Government future plans for the City and with Mayor John Hieftje and our ward. Comments and Councilwomen Margy Teal suggestions will not be out of place in keeping with Ann meeting was suggested at the Arbor tradition.

Emergency Entry

A recent plumbing repair brought up the situation of the potential need to enter a community home during an emergency. The master water shutoff for each of our buildings is located in one of the units which requires entrance there to shut off water should a pipe break etc. If the owner of the master unit is not home, a locksmith would have to be called in order to get to the water shutoff for repair. Your Board and Management do not want to be responsible for keeping keys and alarm info on file, but are asking that co-owners seriously consider leaving a key with a neighbor as a back-up should a home need to be entered. Many of us have already done this with a neighbor or friend when we know we will be gone for a while. For those living alone, leaving an emergency backup phone contact with PASCO would also allow Management and/or Police to have a contact number if needed.



REAL PEOPLE LIVE IN THE VILLAS

At the suggestion of a Villa's resident and with help from our social committee, a Holiday Getting to Know You Potluck was held on Tuesday, December 18th at the Clubhouse. About an equal number of owners from the Condos and Villas attended and enjoyed good food, drink, and conversation. The success of the evening was such that the consensus was that similar events

could and should be scheduled. The Villa Association and their Bylaws do not generate the sense of community like in the Condos so such events can help in getting to know all our neighbors. It was at this social that the suggestion for hosting the Civic Night came up as discussion of recent City events occurred.

WELCOME NEW CO-OWNERS

Paul and Deborah Johnson moved in this fall at 447 Sumark.

GARAGE LIGHTS

Association Policy has been that the Association would provide the bulbs for co-owner's Garage lights. Having these lights on from dusk to dawn give our community additional light than is provided by our street lights. We decided to go green (not MSU) a few years ago and started replacing burned out bulbs with CFL bulbs when possible. We have kept records on each installation and have noticed that the bulbs are lasting at least 2 years . Previously we were lucky if we got nine months life on incandescent bulbs. Bottom Line: The CFL bulbs have made replacement less frequent and use at least 60% less power. Going Green with the garage lights has thus been a real win-win. The Association saves time and expense and co-owners' electric cost for their garage light has been reduced by 60%. Call Downs Herold @665-6832 for a new CFL bulb if you notice your bulb has burned out.

UNUSUAL SMELLS

Notice any unusual aromas in your bathroom, or basement? Dan, PASCO's maintenance technician , reports that this is a common co-owner complaint and luckily one that is often easily solved. The smells are often sewer gas that is coming into our homes via infrequently used plumbing. If drains (basement floor, shower, bathtubs, jacuzzi, sinks, toilets, laundry) have not been used in several weeks, the water in the traps can evaporate and thus stop blocking fumes are in the sewer system. The gas blocking task of the trap can be restored simply by pouring a 1/2 gal of water into each drain.

DRYER VENTS

This time of year you may notice a cold draft by your dryer which can be caused by lint build-up in the outdoor vent which prevent the louvers from closing completely. This not only allows space for the cold outside air to enter, but if the space is large enough a bird, mouse or even squirrel may try entering in search of some winter shelter. Clean your dryer vents to insure they close and don't forget to regularly clean the lint filter on your dryer. A major cause of dryer fires is clogged or very dirty vent lines.

TELEVISION AND CABLE OPTIONS

As you have probably noticed. Comcast, Direct TV and AT&T are actively seeking new customers offering "free" DVR's, "on demand access" and special packages. AT&T's U-verse technology has been improved and is now available to all of our homes. Shopping the "deals" offered may help you reduce your costs. Keep in mind that if you decide to go with satellite for TV service, a modification request form is required prior to installation of their dish.

PASCO PROPERTY MANAGEMENT

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