

We gather as a community to share news and events around our complex.

Woodhaven Website:

[www.WoodhavenCondosTX.com](http://www.WoodhavenCondosTX.com)

**Your Dues Dollars at work**

**Sidewalk Concrete repairs -\$2,735**



**Parking Lot Concrete Repairs - \$2,800**



**Drainage work (Zoysia Grass Sod) - \$4,000**



**Fall Color around complex - \$1,500.**



**Austin River Rock between buildings 1 & 2 - \$900**



**Drainage work alongside Unit 311 - \$2,750**



### REMINDERS

1. ALL vehicles must be registered. Please register all your vehicles. There are forms in the mailroom if you do not have the one that was posted on your door.
2. Break down boxes and put them in the recycle bin instead of the regular trash bins.
3. DO NOT use charcoal in the pool area PROPANE grills. A \$100 fine will be issued to any offending party.
4. Please check out our Woodhaven website: [woodhavencondostx.com](http://woodhavencondostx.com) There are many informative files. Select : "Site Index" tab at top right.
5. "Architectural Control Guidelines have been published on the website under Documents/Governing Documents".
6. **Holiday Gathering** in the clubhouse December 14, 3-5 PM. Please RSVP on form in the mailroom.
7. Please remember to keep your cars locked and any articles stored out of sight.
8. **Cold Weather is coming and everyone needs to get prepared. Attached are 2 files for preparing for winter weather. You can also find them on our website.**

# Woodhaven Homeowners Association

## WINTER WEATHER TIPS

### Units with EXTERIOR Laundry Rooms

\*\*\* Any damage determined to be caused by your condominium unit not being properly heated, especially not turning on exterior laundry room heaters, will be the full financial responsibility of the condominium owner, not the HOA. **The HOA has purchased an Infrared Temperature Sensing Camera to verify the inside temperature of your laundry room and condominium unit.**

\*\*\* **Make sure your insurance coverage is adequate.**

#### DRIP FAUCETS – OPEN CABINET DOORS – KEEP HEAT ON

- It is very important during cold weather, when outside temperatures reach or stay at freezing for any length of time, that your heat is on to **at least 60 degrees** to help prevent pipe freezing and breaks. The colder the outside temperature and the longer the duration of the freeze means the inside temperature has to be maintained to **at least 68 degrees**.
- **Buildings with Exterior Laundry Rooms are more susceptible to freezing pipes. To help prevent freezing pipes, laundry room heaters must be in operating condition and turned on during freezing temperatures, which is the sole responsibility of the condominium owner.**
- Open cabinet doors to allow heat to get to pipes under sinks and appliances near exterior walls that are not insulated.
- **Even if your unit is vacant, the heat needs to be on.**
- Check your smoke and fire alarms to make sure they are working.
- Items placed too close to heating elements are a major cause of fires and smoke damage in the winter.
- Permit water to drip from faucets when outside temperatures drop below 32 degrees (F).

- Monitor for leaks after freeze when thaw begins.
- Have your chimney inspected and cleaned before use and use it safely.

\*\*\* Insurance claims cause insurance premiums to increase, which cause HOA dues to increase, so please do your part to help avoid HOA dues increases in the future.

*Thank you for your prompt attention to these important winter tips.*

**AFTER HOURS EMERGENCY MAINTENANCE CONTACT  
NUMBER: 214-315-4914**

# Woodhaven Homeowners Association

## WINTER WEATHER TIPS

### Units with INTERIOR Laundry Rooms

\*\*\*Any damage determined to be caused by your condominium unit not being properly heated will be the full financial responsibility of the condominium unit owner, not the HOA. **The HOA has purchased an Infrared Temperature Sensing Camera to verify the inside temperature of your condominium unit.**

\*\*\***Make sure your insurance coverage is adequate.**

#### DRIP FAUCETS – OPEN CABINET DOORS – KEEP HEAT ON

- It is very important during cold weather, when outside temperatures reach or stay at freezing for any length of time, that your heat is on to **at least 60 degrees** to help prevent pipe freezing and breaks. The colder the outside temperature and the longer the duration of the freeze means the inside temperature has to be maintained to **at least 68 degrees**.
- Buildings with views of the golf course are susceptible to freezing laundry rooms due to exposure to unobstructed winds from the north blowing on laundry room walls. Water and drain pipes are located on both the clothes washer and dryer walls. Since these buildings were constructed with no HVAC vents in the laundry room, we recommend **heating to at least 68 degrees in all condominium units along the golf course** since the laundry room will be colder.
- If you have a door on your interior laundry room, you **MUST leave it open during freezing weather** so warm air can move to the laundry room area, which is susceptible to freezing pipes. Space heaters in your interior laundry room are also recommended if you are present.
- Open cabinet doors to allow heat to get to pipes under sinks and appliances near exterior walls that are not insulated.
- **Even if your unit is vacant, the heat needs to be on.**

- Check your smoke and fire alarms to make sure they are working.
- Items placed too close to heating elements are a major cause of fires and smoke damage in the winter.
- Permit water to drip from faucets when outside temperatures drop below 32 degrees (F).
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