

LIVING IN ELKRUN TOWN- HOMES

FALL • WINTER NEWSLETTER



CONSIDERATIONS FOR READYING YOUR HOME FOR WINTER

- 1) Inspect your **furnace** and change the filter at the start of and on a regular schedule throughout the heating season.
- 2) Maintain a minimum recommended **temperature of 55 degrees** in order to prevent freezing of water pipes.
- 3) Throughout the year, but especially in the winter, consider **shutting off your water** if you anticipate being absent for a period of time.
- 4) Check and replace **smoke alarm** and **carbon monoxide batteries**.
- 5) Inspect and clean your **chimney** if you anticipate using your fireplace.
- 6) Inspect and seal **windows and doors** to minimize loss of heat.
- 7) Winterize **outside faucets**.
- 8) Keep an easily accessible **fire extinguisher** available.
- 9) Remove all **seasonal pots and décor** within the common area.

BE PREPARED!!!! EMERGENCY NOTIFICATIONS!!!!

Coconino County maintains an established **emergency response system** for alerting county residents of impending and significant weather events, emergencies, disasters and other events that warrant immediate resident contact and action response. Previously, homeowners were advised to sign up for the CodeRed contact program. This program has been replaced by the following emergency response system:

www.coconino.az.gov/ready

(If you previously signed up for the **CodeRed** contact program, your contact data should have transferred over to the new program. It is advisable that you check to see if your contact information has migrated to the new system. If it has not, you may sign up with the new program by going to the website noted above.

If your data did transfer to the new system, you may want to visit the new online system to check for accuracy and do updates as needed.)

Contact Information: www.coconino.az.gov/ready; 928-679-8311

For a Comprehensive Emergency Preparedness Guide please visit:

<https://issuu.com/azds/docs/emergencyprep2020>

Additional information is available via links at the main Coconino County website as well as via county Facebook and Twitters social media platforms

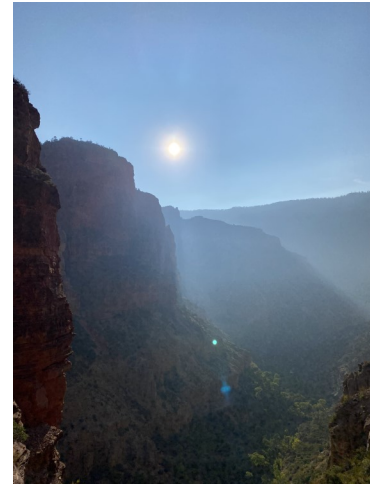
As with the previous alert system, there are a variety of contact options available to you so that you may select the contact format that best suits your specific communication needs.

MAKE AN ACTION PLAN FOR WINTER
SAFETY AND COMFORT!!!

BE READY!!

BE SAFE!!

BE WARM!!



Sunrise in the Grand Canyon

Throughout the year, please park only in established owner and guest parking spots. Do not park on the street or block driveways, walkways, garages, road or dumpster access with a parked vehicle. This is especially important during the winter season for snow removal access and community safety. Your consideration and courtesy in this matter is appreciated by all.

Snow Removal Information

Each winter season, the board of directors, working with the HOAMCO property manager secure a snow removal contract for the upcoming winter season. Homeowners are advised that the assigned contract will include snow removal of roads only and will exclude driveway aprons. An additional contract to a second vendor will be awarded to address sidewalk snow removal external to any gated areas. Snow removal will occur when snow accumulation reaches 4 inches and greater.

If you have a question or concern regarding snow removal, all queries should be directed to the Community Property Manager. Homeowners are asked to not address questions or concerns directly to our snow removal vendors. Thank you in advance for your support of this request.

SALT MAKES FOOD BETTER, IT'S AWESOME IN THE OCEAN, BUT DEFINITELY BAD FOR SIDEWALKS!!!

Please do not put salt of any kind on sidewalk surfaces as it degrades the surface and is especially harmful to newer sidewalk pavement.

If you need to ensure a less slick sidewalk surface during the winter months, please use sand or kitty litter as it does not damage the concrete material and can be swept up and re-used between ice/snow events.



***As a friendly reminder,
please remove holiday and
seasonal based decorations in a
reasonable timeframe following
the conclusion of holiday
celebrations.***

HOW WE LOVE OUR DOGS!

To ensure the enjoyment of our community for all, including common areas, walkways and surrounding wooded areas, owners and guests are asked to practice good pet ownership by adhering to the following:

*Dogs must be leashed and in the positive control of a human being.

*Do clean up your doggie droppings. Three “**poop stations**” have been installed in the two green belt areas to make clean-up more convenient.

*Please address any barking issues that your dog may have.

*Dog waste is not a fertilizer and can attract rodents as a food source.

(References regarding dog ownership: Elk Run CC&R's: Article III, Section 3 of the Declaration (CC&R's) requires that "all pets are kept within the boundaries of the Lot of their Owner or, if on the Common Area, on a leash in the control of a human being."; Article VII, Section 3 of the Declaration (CC&R's) also prohibits pets from becoming a nuisance to other Lot owners.; City of Flagstaff: Code 6-02; sections 6-02-01-001 through 6-02-01-0014)

FUN AND INTERESTING THINGS TO DO IN FLAGSTAFF!!!!

flagstaff365.com: A great current on-line source for events in Flagstaff.

azdailysun.com/flaglive: A weekly on-line and free hard copy periodical with a weekly event calendar and articles.

creativeflagstaff.org: A source for a variety of art /music/cultural/science events and classes around Flagstaff.

azdailysun.com: A daily on-line and hard copy newspaper with local news and events.

events.nau.edu: A source for a wide-variety of music, art and education events and activities.

flagstaffchamber.com/flagstaff/visiting-flagstaff: An on-line source as well as a walk-in location on Rte. 66 in downtown Flagstaff; activities, maps and information regarding events and areas of interest in Flagstaff.

pollstar.com: note Flagstaff as your location



Let It
SNOW



KINDNESS MATTERS

A friendly reminder that as you encounter vendors and workers who are providing a service to our community, if you have a concern or question regarding their work, please contact our community property manager, so that your concerns can be addressed with the vendor by the property manager rather than attempting to address the concern yourself. Thank you for your kind support of all who work to make our community safe, clean and appealing.

Dumping of mattresses, furniture and other large items in or anywhere around the dumpster areas is strictly prohibited. Violators who are identified will be fined for non-compliance. Additional disposal of prohibited items is at an extra cost to the ERTHA community and could result in an increase in monthly fees. Please contact the Community Manager for alternative dumping options for large items.

HOAMCO is your management company. We have a local office in Flagstaff, AZ. Our corporate office is located in Prescott, AZ. Prescott is the location for all accounting activity for Elk Run Townhomes. (Your dues assessments go to Alliance Bank in Las Vegas.)

When you have an after hours emergency, which is after 4pm and on weekends, your call goes through a central number in Prescott. Managers are rotated through on-call duty. If the on-call manager cannot assist you with your emergency they will then call your Community Manager.

HOA Community Manager:

928-779-4202 X6

Fax: 928-776-0050

Email: (first initial + last name) @hoamco.com

Office: 523 N. Beaver St. Flagstaff, AZ 86001

Mailing: PO Box 30520 Flagstaff, AZ 86003

Emergency After Hours: 4 pm & on weekends; 844-744-4316