



HUDSON TRACE

A Covenant Protected Community

www.hudsontracehoa.org

FALL 2018

Circulation 104

We Need Your Email...

Our community sends out email blasts with important information. Are you on the list? Please contact our management company with your email address by emailing Leah at leah@heywoodmanagement.com.

Awnings ~ Windows ~ Shades

Owners are responsible for the maintenance, repair or replacement of their awnings, windows and shades. Those in disrepair need to be replaced or removed. Unsightly items will be subject to a violation notice.

Bermuda Overseeding ~ Our common areas has been overseeded with Bermuda recently, to help establish a stronger summer Bermuda base. Because of this and for the overall health of the Bermuda, winter rye overseed will not take place this year. You can expect our common area grass to be brown from October through April. The following link shares interesting information about not overseeding. <https://wateruseitwisely.com/do-you-need-to-overseed-your-lawn/>



Cleanliness – With a chimney fireplace, keeping it clean is extremely important. From cleaning up debris after each use, to cleaning the inside walls of the chimney of soot and smoke, the cleaner the fireplace, the less likely an accident or threat of fire. Further, when it is clean, it is going to burn cleaner, and you won't have to deal with the smell of burnt wood each time you decide to light up a fire in the chimney fireplace.

Survey the chimney – Hiring a chimney sweep company to survey the chimney fireplace, inside and out, every six months is smart practice as well. Doing this allows them to check for smoke, soot, and potential debris from piling up on the walls of the fireplace. If there is an external connection, they can check the top of the chimney fireplace to ensure no animals, twigs, or other items have fallen into the fireplace. And, they can check the surrounding areas for mold, dirt, or other debris which might have clogged the exterior of the home. This is especially important if you live in colder areas, and do utilize the chimney fireplace often when it is cold out.

Whether you use it once a year, every weekend during the winter months, or simply have it as a centerpiece for decoration, your chimney fireplace has to be properly maintained year round. These simple practices will not only allow you to keep the chimney fireplace clean, but also odor free. Further, it is going to help prevent the dangers and potential damage which come along with smoke inhalation, and the potential risks of spark or fire, if your chimney fireplace is not properly maintained by the home owners.



HEYWOOD
COMMUNITY MANAGEMENT

Our Management Team

Heywood Community Management
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Chad Cheff, Property Manager ~
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AC Replacements ~ Owning a condo means that you own the systems within that condo as well. When your AC system is not pulling its weight, it is up to you to handle the scheduling of its replacement. If you are considering replacing your condo AC system for any reason, STOP....you must first notify our management company to ensure your new AC will be up to code. The most common issues is spacing from other units and walkways. Send an email to info@heywoodmanagement.com with the details of your plans.

BBQ's On Patios ~

Per the City of Tempe Fire regulations no barbeques are allowed in the patio or balcony areas. Common area barbeques are provided for barbecuing.



The Rules and Regulations have been updated. All residents are responsible for reading and complying with all Rules and Regulations. Some of those rules include...

General Homeowners Responsibilities

- Internal maintenance of the unit and the air space for the patio/balcony, and storage area.
- Maintenance and upkeep of heating and air conditioning unit. Maintenance and upkeep of all appliances, cleaning of fireplace and chimney.
- Maintenance and upkeep of all windows, screens, added exterior security doors, and door and window hardware.
- Interior plumbing, electrical and other utilities that specifically service each owners unit.
- Interior paint, decorating, plumbing and electrical fixtures.
- All interior appliances such as water heater, washer/dryer, dishwasher, refrigerator, stove, oven, disposal, etc.

Residential Water Conservation ~ Saving water at home starts with knowing where your water goes.

Visit City of Tempe's website for more helpful information on conserving water in your home.

<https://www.tempe.gov/city-hall/public-works/water/water-conservation/residential>

Be sure to check out the [High-Efficiency Toilet Rebate](#). Receive a rebate up to 50% of the purchase price (up to \$75) of a new high-efficiency toilet that flushes 1.28 galls per flush.



Find & Fix Leaks that are Draining your Budget ~

- How to Read Your Water Meter
- Outdoor Visual Leak Inspection
- Indoor Visual Leak Inspection
- Isolation Method for Continuous Leaks
- Water Efficiency Around The House

Visit www.smarthomewatguide.org to get answers to the above.

The HOA is doing joining in to conserve water as well. We recently updated the drip system and are currently working on replacing all the sprinkler heads to high efficiency heads.

REMEMBER ~ TO CHECK YOUR WATER HEATERS AND REPLACE AS NEEDED.

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***Make a payment *Place a work order *Review your CC&R's and other operative documents *Get the latest updates in regard to your community *Contact your management company *See scheduled events *Get answers to frequently asked questions *View current and past newsletters *Plus more!!**