



Happy Fall Y'all

Now is the perfect time to get your home ready for winter! Here's a list of ideas to help you get started:

- Change the batteries in your carbon monoxide and smoke detectors. (The board has had several calls about CO detectors where the batteries just need to be changed.)
- Clean or change your HVAC filters. If the filter is completely covered in dust and or debris, it's time to change it.
- Clean and change the directions of your ceiling fans. In the winter, ceiling fans need to spin clockwise on low speed (any faster and you'll start to feel a cool breeze). This creates an updraft that helps move warm air trapped near the ceiling back out and around the room, changing the average temperature in the living space.

Pool Updates

As long as the weather is staying nice, the pool is staying open! (We're working to keep the hottub open even longer! More on that to come during our regular board meetings.)

At the beginning of the month, despite maintaining the correct chemicals, our pool got cloudy and green. We discovered that our very old sand filter was filled with algae. Our pool company did a great job working with us to replace the sand filter with glass filter media. It requires a much shorter backwash cycle, and is lighter and less dense than sand, which allows it to release debris quickly. Glass doesn't tend to channel like sand does, meaning pool water won't bypass filtration as it flows through the filter media. The greatest benefit of glass is its longevity — you can expect your glass filter media to last for 10 years or longer.

Annual Meeting

You may have noticed that we haven't had our annual meeting yet. We've switched our accounting system to go from January through December instead of October through September. In addition, we will find out in November what the HOA insurance cost will be for next year. Postponing our annual meeting until later in the year gives us a better idea of where our finances are and any changes we may need to make (hopefully none) to HOA dues for next year. Never fear, we do miss seeing your faces and will inform you of the meeting soon!

Fire Riser Rooms

Oh, those dreaded rooms! Our property is nearly 30 years old now, so these plumbing systems are starting to fail. We need them for the sprinklers in our buildings. The systems are old and not used in new construction any more. The cost to switch them over is outrageous, so we'll continue to live with the current ones. That also means there are very few companies who have people certified to work on these particular systems.

On the upside, Joe has been diligently combing through the bids for work from Dignity Fire, and has found some major discrepancies for how they have been bidding and billing us. He is meeting with the owner of the company to solve this issue, and get us better bids for work on the fire riser rooms in the future!

Our facebook page to stay up to date with happenings around our community: <https://www.facebook.com/groups/650000000000000>

Our website for all kinds of odds & ends: <https://arborsatmountainshadows.com/default.asp>

HOA dues are due the **FIRST** of every month. They are considered **LATE** if received after the **FIFTEENTH** of the month.

Pet reminder: Keep your pets on a leash and **PLEASE** clean-up after them. No one likes to be walking through the grass and step on that.

Next Board meeting: October 10 at 6:30pm