

Greetings!

Document Requests

There were requests made for documents at the Annual Meeting. Many documents such as Governing Document and the Resident Guide can be found at our website www.amhurst.org. If you would like a copy of the Reserve Study, please contact the Manager.

Listening Sessions

The Board will be doing a series of listening sessions as an additional way for Homeowners and Board members to connect. Whether you're new to townhome living and have questions about our community or have lived here decades and have a concern, we're here to listen! Alissa Koewler, VP, and Jordana Lewis, Treasurer, will host this first session on Wednesday February 8th from 5-6PM in the meeting room of the St. Louis Park public library. The library is located at 3420 Library Lane. Additional sessions will be scheduled throughout the year, so stayed tuned to future newsletters for location and timing for future sessions.

Manager Pro Tip for two story homes.

The HVAC duct to the second floor is located next to your furnace. There is a flapper in the duct that controls the amount of air going to the second floor. The flapper is positioned by a handle on the outside of the duct. I placed blue tape on mine for clarity in the picture. Yours will probably be same color as the duct work. When the handle is horizontal, the flapper will restrict the amount of air going to the second floor, when the handle is vertical more air will flow to the second floor. Place the handle horizontally in the winter to allow more heat to the first floor. Hot air rises so the second floor will stay heated. Place the handle vertically in the summer to allow maximum amount of air-conditioned air to the second floor. Each home will vary so adjust the flapper as needed.



Ice dams and icicles.

This season has been challenging in regard to ice dams and icicles, particularly after

the 18" wet snowfall. I received several inquiries asking what is the Association's policy on ice dams and icicles. Below is the Associations policy regarding ice dams and icicles.

The Association is responsible to remove ice dams that are causing water intrusion into living areas.

Residents are prohibited from removing snow/ice dams from roof. Personal injury and damage to roof is too high of a risk. Violation will result in a fine.

Residents are allowed to hire a pre-approved contractor to remove snow/ice. Residents must contact the Manager for pre-approved contractors contact information.

Residents are allowed to remove icicles from a window or from the ground. This is usually accomplished using a broom handle or a long pole from a window or from the ground.

Cheers!