



# RED OAK TOWNHOMES

Homeowner Association

## HOA Newsletter

November, 2015

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The Red Oak HOA web site can be found at:  
redoaktownhomes.net

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Please dispose of  
cigarette butts in the  
trash and not on Red  
Oak property.

When putting out trash  
on trash day, only use  
plastic bags and do not  
use trash cans

Be aware of what is  
around you and report  
suspicious behavior to  
the Sheriff's Depart.

All animals must be on a  
leash and held by  
someone able to control  
the animal.

### Current Events:

The Red Oak HOA has submitted an application to FHA for approval. If Red Oak becomes FHA approved potential buyers may qualify to purchase a Red Oak condo with an FHA loan. This will make it easier for homeowners to purchase and may increase our home values.

The Board and Creative Management have received numerous complaints about hot water issues. Plumbers have told us that it is imperative that everyone replace their Moen cartridges in both showers on a regular basis. Over time, the cartridges wear out and don't properly separate the hot and cold water resulting in extreme water temperatures. Installing new cartridges may alleviate this problem. These cartridges can only be replaced when the water is shut off. Best Plumbing can replace the cartridges for a small fee. If you don't know how old your cartridges are or if it has been several years since

they were replaced then you probably need to replace them.

The Board is considering installing an access gate on Drava and adding additional security cameras. The Board is reviewing bids for the access gate and will be meeting with a security camera contractor to discuss our options.

The Board is pleased to announce that our monthly maintenance fees will remain the same for 2016.

The board is seeking to hire a maintenance person to work 2-3 days per week. Applicants interested in this position should contact Creative Management.

Please install a smoke detector for your safety and change the batteries once a year.

### Holiday Season

Thanksgiving and Christmas are just around the corner and our guest parking will be in high demand. Please reserve the guest parking for our visitors.

Please remember we now have a new pet policy that requires that all animals be registered with the HOA and some dog breeds are no longer allowed on Red Oak property. Registration forms can be found near the guard building.

Trash days are Tuesday and Friday. For your convenience, trash can be put out after 6:00 p.m. the prior day. Trash cans are not allowed.