



July 8, 2010

Residents

We hope you are enjoying the summer so far. June was really hot and summer is just getting started. Here are some **tips** to help keep the utility company's hands from getting too deep into your wallet ☺:

- Set thermostats to **78 degrees** Fahrenheit or higher in the summer
- **Plant a tree!** Proper tree placement can reduce home heating and cooling costs by 20 percent. As a general rule, plant trees 35 feet away from your house and 25 feet away from a power line.
- **Install insulation.** You can reduce your heating and cooling needs up to 30 percent by adding a few hundred dollars in proper insulation. Insulating your attic is one of the most effective savings measures most people can do themselves.
- **Weather-strip and caulk** around windows and doors to prevent drafts. A gap of just one-quarter inch can let in as much air as a softball-size hole.
- Three signs that signal your **ducts** aren't performing correctly: (should be cleaned every 2-3 years)
 1. Rooms are **difficult to heat and cool.**
 2. You have **stuffy rooms** that never seem comfortable.
 3. You find **tangled or kinked flexible ducts** in your system.
- Consider replacing incandescent light bulbs with **compact fluorescent light bulbs (CFLs)**. They use approximately **70 percent less energy** than a standard bulb and last up to 10 times longer. Oncor is participating in a statewide bulb replacement initiative called Make Your Mark that discounts the cost of compact fluorescent light bulbs by 30 to 70 percent. Look for a participating retailer at www.makeyourmark.com.
- **Appliances** and **electronics** can account for **20 percent** of a home's electrical costs. **Replace old appliances** with ENERGY STAR® rated models.
- **Unplug appliances when they're not in use.** Even when a lamp or DVD player is shut off, it's still using electricity.
- **Fix leaking faucets.** They can cost you 20 gallons of water a day.
- **Set your water heater temperatures at 120 degrees** to save on water heating.
- **Insulate pipes and fixtures.** Insulate the hot water heater and heating and cooling pipes. It can reduce heat loss by 25-40 percent.
- Windows are one of the top spots for air leaks. Consider ENERGY STAR®-qualified models and low E-Glass. Its special coating will reflect infrared light, keeping heat in during the winter and out during the summer. **Source:** Oncor www.oncor.com/efficiency

ACC Requests must be submitted to the board **PRIOR** to **ANY** change to the exterior of your home including but not limited to **landscaping, awnings, porches, painting, garage doors, front doors and fences**. For forms, covenants and by-laws, see www.vophoa.com .

Homeowner's Checklist

www.HomeWarrantyReviews.com
Protect yourself from appliance repair expenses

Appliance Maintenance	Spring	Summer	Fall	Hire a PRO
Clean garbage disposal blades (use grinding ice cubes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Change HVAC air filters (every month)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clean exhaust fan filters, fan housing & outlet	<input type="checkbox"/>			
Clean ovens and ranges (as needed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Check drains under sinks, tubs, and in toilets for leaks			<input type="checkbox"/>	
Drain hot water heater to remove sediment from tank			<input type="checkbox"/>	
Refrigerator: clean coils & drip pan; check door seals	<input type="checkbox"/>		<input type="checkbox"/>	
Seal windows and doors			<input type="checkbox"/>	
Change battery on smoke & carbon monoxide detectors		<input type="checkbox"/>		
Central heating annual preventive maintenance			<input type="checkbox"/>	<input type="checkbox"/>
A/C annual maintenance. Clean coils, drain pans	<input type="checkbox"/>			<input type="checkbox"/>
Exterior and Household Items Maintenance	Spring	Summer	Fall	Hire a PRO
Check exhaust ducts are clear		<input type="checkbox"/>		
Check if sump pump valve and floor drain is working		<input type="checkbox"/>		
Check for signs of rodents, bats, roaches, termites		<input type="checkbox"/>		
Check gutter, attic, roof & exterior for damage & cracks	<input type="checkbox"/>		<input type="checkbox"/>	
Reverse fan blade		<input type="checkbox"/>	<input type="checkbox"/>	
Infrequent Maintenance (every 2-3 years)	Spring	Summer	Fall	Hire a PRO
Air duct cleaning			<input type="checkbox"/>	<input type="checkbox"/>
Pressure wash deck, fence, sidings, and walkway		<input type="checkbox"/>		<input type="checkbox"/>
Wash/paint exterior rails, windows	<input type="checkbox"/>			
Termite and other pest inspection		<input type="checkbox"/>		<input type="checkbox"/>
Clean septic tank (in rural area only)			<input type="checkbox"/>	<input type="checkbox"/>
Family Matters	Spring	Summer	Fall	
Annual physical exam for family members	<input type="checkbox"/>			
Annual dental and eye exam		<input type="checkbox"/>		
401K/retirement funds rebalancing			<input type="checkbox"/>	
Assess your insurance needs every year Insurance Checklist: HomeWarrantyReviews.com/ins	<input type="checkbox"/>			
Important Phone Numbers				
Home warranty company				
HVAC emergency repair				
Electric/gas/water company	E	G	W	
Family Physician				
Pharmacist				
Poison control center				
Want to make a suggestion to the checklist? Drop an email to support@HomeWarrantyReviews.com				

*****NEW Garden Walk Park on Oak Leaf**

You may have noticed phase 1 and 2 have been completed in our new park area on Oak Leaf. The pie shaped area was **basically dirt** and had a white pipe sticking out of the ground, compliments of trash left behind by Pulte. Well the pipe is gone, **St. Augustine sod** has been laid, a **sprinkler system** has been added and an **electrical box** has been added. Phase 2 included a nice **natural stone walkway** with **lighting** in the tree to accent the **new park bench**. Phase 3 will include **xeriscape perennial plants** and **evergreens** to compliment the area plus an **additional light will be added** so that area of the neighborhood will not be so dark for all of our walkers and joggers! Here is a sketch of phase 3:



 Landscaper's recommendation of best heat/drought tolerant plants	 Flame Acanthus
 Mix of red and yellow Lantana	 Abelia chinensis 'Rose Creek'
 Lilyturf border	

VOP Improvements:



Crime Watch Signs



New board on board fence/repaired sprinkler



New Sod/ Sprinkler system Oak Leaf



Rain Sensors/ 3 electric meters

Respectfully

Jeff Allred

President

VOP HOA

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