



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 <u>PRIOR</u> to <u>ANY</u> 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 <u>www.vophoa.com</u>.

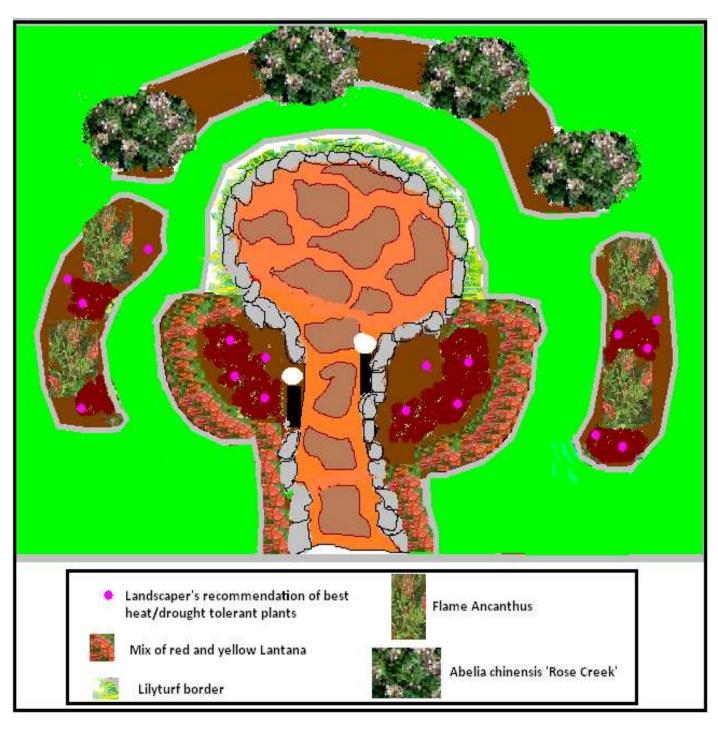
## Homeowner's Checklist

# www.HomeWarrantyReviews.com Protect yourself from appliance repair expenses

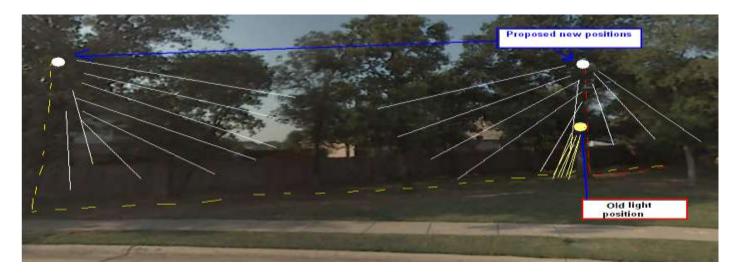
Appliance Maintenance	Spring	Summer	Fall	Hire a PRO
Clean garbage disposal blades (use grinding ice cubes)				
Change HVAC air filters (every month)				
Clean exhaust fan filters, fan housing & outlet				
Clean ovens and ranges (as needed)				
Check drains under sinks, tubs, and in toilets for leaks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



### **VOP Improvements:**



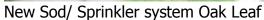




Crime Watch Signs

New board on board fence/repaired sprinkler







Rain Sensors/ 3 electric meters

Respectfully

**Jeff Allred** 

President

**VOP HOA** 

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