



VOU News for You

VOUCA Management Newsletter/ January 3, 2011

News You Can Use

Christmas Tree Pick-Up

Christmas trees and yard waste will be picked up every week through the month of January on your regular yard waste pick-up day.

Management Office Closings

The on-site management offices will be closed on January 16 for Martin Luther King, Jr. Day and on February 20 for Presidents' Day.

Comment Period for Design Guidelines Modification

The comment period for the Design Guidelines modification for groundcover guidelines (detailed in the Dec. 5 and 12 newsletters) has been extended until January 20, 2012. If you'd like to submit a comment about the proposed changes, please contact the Management office.

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Questions? Concerns? Contact Us

On-site Office: 9023 Harris St.
Frederick, MD 21704
Phone: 301-831-4810
Fax: 301-831-4811
Email: vouadmin@casinc.biz
Office Hours: 10 AM- 4 PM
General Manager: Aimee Winegar
Asst. Manager: Elizabeth Jenkins

Winterizing Your Home

Snow will be here soon. If you haven't already winterized your home, here are a few tips to get it ready for colder weather.

Furnace Inspection

- Call an HVAC professional to inspect your furnace and clean ducts.
- Stock up on furnace filters and change them monthly.
- Consider installing a programmable thermostat.
- If your home is heated by a hot-water radiator, bleed the valves by opening them slightly and when water appears, close them.
- Remove all flammable material from the area surrounding your furnace.

Prevent Plumbing Freezes

- Locate your water main in the event you need to shut it off in an emergency.
- Drain all garden hoses.
- Insulate exposed plumbing pipes.
- Drain air conditioner pipes and, if your AC has a water shut-off valve, turn it off.
- If you go on vacation, leave the heat on, set to at least 55 degrees.

Get the Fireplace Ready

- Cap or screen the top of the chimney to keep out rodents and birds.
- If the chimney hasn't been cleaned for a while, call a chimney sweep to remove soot and creosote.
- Buy firewood or chop wood. Store it in a dry place away from the exterior of your home.
- Inspect the fireplace damper for proper opening and closing.
- Check the mortar between bricks and tuckpoint, if necessary.
- Dispose of fireplace ashes properly. Never empty into paper or plastic



bags or a cardboard box. Instead store in a fireproof container with a tight fitting lid. Do not store ashes on your deck or in your garage.

Check the Exterior, Doors and Windows

- Inspect exterior for crevice cracks and exposed entry points around pipes; seal them.
- Use weatherstripping around doors to prevent cold air from entering the home and caulk windows.
- Replace cracked glass in windows and, if you end up replacing the entire window, prime and paint exposed wood.
- If your home has a basement, protect its window wells by covering them with plastic shields.
- Switch out summer screens with glass replacements from storage. If you have storm windows, install them.

Inspect Roof, Gutters & Downspouts

- Check flashing to ensure water cannot enter the home.
- Replace worn roof shingles or tiles.
- Clean out the gutters and use a hose to spray water down the downspouts to clear away debris.

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VOU Snow Plan on Website

A detailed snow plan for VOU can be found on the website at www.villagesofurbana.net/announcements. By clicking on your street, you can find the plan for snow and ice treatment for your area.

Fitness Center Key Fobs

If you have not picked up your Fitness Center key fob, fobs may be picked up at the Shafer's Mill Recreation Center from 1-4 PM weekdays. Fobs can also be picked up after hours on the following days:

Monday, Jan. 9, 4-6 PM
Monday, Jan. 23, 4-6 PM
Tuesday, Jan. 24, 4-6 PM

If you've already sent in a waiver form, your key fob is ready for pick-up.

Meeting Schedule

Week of Jan. 2:
Design Review Committee--
Tuesday, Jan. 3 at 7 PM at the
Natelli Community Center.

Pool and Outdoor Recreation
Committee--Tuesday, Jan. 3 at
7 PM at the Natelli Community
Center.

Whom Do You Call?

Frederick County Sheriff's Office Non-Emergency Number: 301-600-2071
Washington Gas: 800-752-7520
Allegheny Power: 800-255-3443
Frederick County Water and Sewer: 301-600-2187 M-F; 301-600-2194 after hours and holidays
VOU After Hours Emergency: 888-788-2678

Top Ten Reasons VOU is a Wonderful Place to Live in 2012

In the spirit of all those Top Ten countdown lists you see this time of year, here's a list of the Top Ten Reasons VOU is a great place to live in 2012.

10. Weekly Management Newsletter—We're trying to keep you better informed of things happening in the neighborhood that affect you. Let us know how we're doing.

9. Facelift for Natelli Community Center—The interior of the Community Center recently got a new coat of paint.

8. The gnomes are free in VOU—yard ornament guideline modified to allow up to two small yard ornaments in the front yard.

7. Beautiful new community room at Shafer's Mill Recreation Center.

6. Re-painted fences along Ethan Ridge Drive and the Kinnerton and Penrose tot lots.

5. Re-lined parking lots in the townhouse areas.

4. Refurbished tennis and basketball courts.

3. New Fitness Center opens—If you're not taking advantage of this great new facility, why not? The first key fob is free for every household. Come pick your key fob up at the Shafer's Mill Recreation Center Management Office.

2. Goats—Not only were the goats a lot of fun to watch, but their visit in August made local and national news.

1. New Pool—Need we say more? The new facility was the coolest thing around last summer. It will be just as cool in 2012.

