

December, 2017 Newsletter for LaSalle's Woods

The LaSalle's Woods (LW) board of directors (BOD) is working with a vendor to secure our community from rodent infestation. Typical yearly budget for pest removal is \$1500-1600 dollars with the bulk of this money spent on snake removal. This year we have currently spent over \$4000 to remove snakes, rodents, skunks, opossum, and raccoons. The vendor has been very kind to us with his billing, which we have appreciated. He suggests that we bait (poison) the rodents in the crawl spaces and attics. However, the cost would be \$50 a space (crawl + attic) per unit or \$100 a condo. We have not budgeted for this expense in 2017 or 2018.

Consequently, if you hear scratches in your walls or attics, you can contact Rusty Collier (J&R Animal Control) at 812-797-9904 and he will work with you to remove the rodents at your cost. At the same time, the board has been scrutinizing this rising cost of pest removal. The squirrels, opossum, and raccoons are attracted to the seed in bird feeders. They also like to make nests in our buildings while destroying the integrity of our siding as well as wiring and insulation. To deter this destructive animal activity we are asking everyone to STOP feeding the birds with seed and suet all year long. We can only ask you to stop feeding. However, as we remove squirrels, opossum, and raccoons from the facilities, we will bill the homeowners with active bird feeders near the capture site for the cost of pest removal.

The October 16 fire in building 14 has not had an origination site discovery. Hence, Cincinnati Insurance Company will be releasing the building for demolition and reconstruction soon. I am meeting with building analysts from Cincinnati Ins. this week as well as contractors to try to expedite the construction process. The remaining 3 units of building 14 have been winterized.

Winter inspection is scheduled December 18th, 19th and 20th weather permitting. Rental and part-time units will be inspected. Frozen pipes are expensive and preventable. Units damaged by frozen pipes are a negligence issue and unit owners will be responsible for repair of their unit and anyone else's that is damaged by their foolishness. If you are a full-time owner and plan to vacation this winter, please ensure your heat is set a minimum of 55° F to protect your water lines. We recommend you close all main water valves to prevent leaks regardless of temperatures. Plus, if you shut your water off, turn the water heater **off at the fuse box** to keep the water heater from overheating. Every full time owner should ensure their Winter Watchman thermostat is in working order and set to 50° F when away from home. The Watchman is checked by turning the knob to above the current interior temperature and then going outside to view the red light near your entrance. Remember to return the Watchman to 50° F. If you have questions regarding this procedure, please, contact the property manager or the BOD to secure assistance.

Water heater pan installation is near 62 %. If you have installed your own pan, please let us know via the web site or by calling the property manager (PM). A recent water heater disaster destroyed part of a ceiling because the owners had not installed a pan with diversion to the drain. If your unit does not have a pan installed, we can arrange for this to happen and you will be billed accordingly (about \$150). Our insurance company requested this to be done.

John Bernstein (President of your LaSalle's Woods HOA)