



## November 2018 - The Sharper Focus



Thank you for reading our newsletter to all homeowners in Associations managed by Sharper Management. The goal of this newsletter is to touch on general ideas and helpful topics as they relate to living in a common interest community. We hope you find this information useful.

### Snow Contracts and Expectations

As winter approaches, we'd like to take a few minutes to talk about snow removal and how the terms of your Association's contract may affect you this winter.

To begin, please note every snow contract is unique. To better understand the terms of your contract, check with your Board or contact Sharper Management. We are happy to share this information with you.

Below we review some of the most common types of snow removal contracts and how things like snow fall amounts, time duration of a snow event, and "open ups" affect your snow removal service.



Things to know:

**Trigger Depth** - Most contracts will state an accumulation total that must be met before snow service will commence. This can be anywhere from a trace up to multiple inches. For most, it is somewhere between 1 - 2 inches. This can be one of the biggest variables in the pricing of your snow contract.

**Accumulations** - The definition of "trigger depth" is important. Does your contract state that service will happen when the trigger depth has been met for a single snow event/storm, or is it vague regarding at what point trigger depth is met? There is a significant difference between the definitions. For example, you could have a winter where less than 1 inch of snow accumulates per event, but there may be many events like this in a relatively short period of days thus creating heavily packed drives in your association. Most contracts are written "by event".

**Timing** - The second most important component of your contract is the time in which snow service must be completed. For most contracts, "final cleanup" is somewhere between 6 - 12 hours after the snow has stopped falling. This timeline is also subject to snow accumulation totals. The more snow received, the more time allowed for cleanup.

**Open-Ups** - Most contracts provide for an open-up during snowfall events that exceed a particular

total. For example, if 4 -6 inches of snow depth is met, but the event has not stopped, it is common for an open up to happen. Open-ups are simply done to allow vehicles to come in and out of the complex. They are not the same as a final clean up. Open-ups generally consist of a single pass through the roadways with the plow. One thing to define in your snow contract is whether open-ups include driveways, or just main roadways. Typical language states that an open-up will occur prior to \_\_AM and/or after \_\_PM.

Knowing a bit more about how your snow contract is written may alleviate some frustrations over the coming months. Stay safe this winter!

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## Resale Disclosures

Even as we enter the winter months in Minnesota, the housing market is still good. If you're selling your home within an Association, it's important to provide a resale disclosure package for prospective buyers.

A resale package is a packet of vital information provided to those purchasing a condominium or a home in an association. The package includes a complete set of recorded documents that govern your association. Typically, the documents included are: Annual Financials, Articles of Incorporation, Budget, Bylaws, CC&Rs, Insurance Declaration Page, Regular Meeting Minutes, Resale Certificate/Demand, Reserve Report, Rules and Regulations.

If you're in the process of selling your townhome or condo, you may find resale disclosure documents via the Sharper Management website. Visit us at [sharpermanagement.com](http://sharpermanagement.com). Look for the Resale Disclosures link in the menu bar. Or, click [here](#).



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## HOA Living and Hosting the Holidays

The holiday season is drawing near. If you're planning and event at your home within in an HOA, there are a few items you may want to consider and alert your Board to.

- Will extra cars be parked in common areas for more than a day?
- Are you planning to use a community area to host your event? You will likely need to reserve the space in advance.
- Please be considerate of your neighbors and keep noise levels to a minimum.



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## Things to Do Around Town

The holiday season is wonderful!  
We've highlighted some of the things we think will be fun. We've also included a link to the City of Minneapolis for upcoming local events. Enjoy!



<https://www.minneapolis.org/calendar/holidays/christmas/holiday-shows/>

### **Angels We Have Heard Are High (O Holy Crap!)**

When: November 2 - January 26, 2019

Where: Brave New Workshop Theatre, 824 Hennepin Ave, Minneapolis, MN 55403

Cost: \$20 - \$39

It's the most wonderful time of the year! Join us as we round out our 60th anniversary season with trademark BNW holiday hilarity! "Angels We Have Heard Are High (O Holy Crap!)" features all-star performers Lauren Anderson, Denzel Belin, Doug Neithercott, and Taj Ruler; with musical direction by Jon Pumper and technical direction by Matthew Vichlach. Directed by Caleb McEwen.

### **How the Grinch Stole Christmas**

When: November 6 - January 6, 2019

Where: Children's Theatre Company, 2400 3rd Avenue S, Minneapolis, MN 55404

Cost: \$15 - \$80

Whoville is experiencing a seemingly unstoppable crime wave - and who, oh who will save Christmas? The Children's Theatre Company's all-time audience favorite musical brings alive the songs, the story and the Seuss in mega-doses of spirited storytelling and fanciful rhymes. Come boo the most loathed Christmas villain - and woo-hoo! for a beloved holiday tradition guaranteed to grow anyone's heart three sizes.

### **Silent Night**

When: November 10 - 18, 2018

Where: Ordway Center for Performing Arts, 345 Washington St. St. Paul, MN 55102

Cost: \$25-\$168

MN Opera's international sensation makes its homecoming, honoring the centennial of World War I's conclusion. Recounting a miraculous moment of peace during one of the bloodiest wars in human history, Scottish, French, and German officers defy their superiors and negotiate a Christmas Eve truce. The Pulitzer Prize-winning music underscores the yearning, despair, and hope of the soldiers living in the trenches. Silent Night masterfully juxtaposes the bombastic sounds of war with serene songs from home, and stands as a heartfelt hymn to our common humanity.

### **The Brian Setzer Orchestra: Christmas Rocks! Tour**

When: November 16, 2018 at 8:00 pm

Where: State Theatre, 805 Hennepin Ave. Minneapolis, MN 55402

Cost: \$54 - \$89

The iconic guitarist, songwriter, vocalist and three-time Grammy-Award winner Brian Setzer and his 19-piece orchestra whip up a huge dose of retro holiday cheer with their 15th Anniversary Christmas Rocks! Tour presented by SiriusXM. The acclaimed show also features music from their four best-selling holiday albums, as well as original Brian Setzer hits. Consistently cited as one of the world's greatest living guitarists, Setzer's trademark guitar work and vocal stylings are matched with the Brian Setzer Orchestra's rockin' big-band horn arrangements-an unbeatable combination guaranteed to rock you into the holiday spirit!

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## **Need Help Renting and Managing a Townhome or Condo?**

### **Think Advantage Home**



A sister company to Sharper Management, Advantage Home helps homeowners and investors manage their single-family residences.

Since your Association is already affiliated with Sharper Management, renting your home through Advantage would have extra benefits you wouldn't find in another property management company. Those benefits include:

- A thorough understanding of Associations
- Information sharing regarding governing documents, rules, and regulations is efficient between Sharper and Advantage Home - Advantage is literally right down the hall
- The Sharper Management maintenance staff is already familiar with your Association's property
- Our emergency response team is fast and effective

If you or someone you know is interested in renting their townhome or condominium, have them contact [jeff@advantagehomemn.com](mailto:jeff@advantagehomemn.com).

**Learn more at [advantagehomemn.com](http://advantagehomemn.com)**

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