



July 2019 - 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.

Advertising Directory

We strive to continually add valuable content and resources in our newsletters. Starting this month, you will see promotional ads from local businesses within the newsletter and on our website. Click the ads to view more from each business or view other promotions on our website, by [clicking here](#). We will be adding to the list throughout the year.



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Summer Storms

We've already experienced some of the fury Mother Nature can produce this summer season resulting in widespread hail damage to roofs and siding in the south metro. We thought this would be a great time to share a few tidbits regarding insurance coverages and what to do in the event of severe weather.



If you've grown up in the Midwest, you're already adept at being "sky aware" on sticky, hot, humid days. Our modern lives and cell phone make getting weather updates and notifications easier than ever to stay current on your local weather conditions. But, do you know what the alerts mean?

Watches - The conditions are favorable or expected but not occurring or imminent.

Tornado Watch - Atmospheric conditions are favorable for the development of severe thunderstorms capable of producing tornados.

Severe Thunderstorm Watches - Atmospheric conditions are favorable for the development of severe thunderstorms capable of producing hail at least 1" in diameter and/or 50 know (58 mph)

or great wind speeds.

Warnings - A tornado is occurring or is imminent for the warning area.

Tornado Warning - A severe thunderstorm has developed and has either produced a tornado or radar has indicated intense low-level rotation in the presence of atmospheric conditions conducive to tornado development and/or a human has spotted a tornado.

Severe Thunderstorm Warning - A severe thunderstorm has developed and is capable of producing hail greater than 1" in diameter and/or 50knot (58 mph) wind speeds.

Seeking Shelter - Suggestions from the National Weather Service

If you are at home during a tornado:

- Go to a windowless interior room on lowest level of your house. Go to a storm cellar or basement if your house has one. If there is no basement, go to an inner hallway or a smaller inner room without windows, such as a bathroom or closet.
- Get away from the windows.
- Go to the center of the room. Stay away from corners because they tend to attract debris.
- Bring your pets with you if time allows.

After the Storm

Emergency Response

What to do if damage occurs during non-business hours? The Sharper Management team has a 24/7 emergency line in place just for situations like this. We are in touch with our own maintenance teams and vetted contractors who will respond to triage the situation to prevent further damage.

Repair Responsibility?

Your governing documents will explain who is responsible for repairs to exterior damage. Common roofs and generally items that are "studs out" are covered by the insurance policy of the HOA. That would include exterior items such as a damaged roof, siding, gutters, and windows. If a tree, for example, crashes into your condo complex and damages the roof and breaks windows, the "studs out" clause would put responsibility in the court of the HOA. However, if the fallen tree creates a hole in the roof and your unit floods, this damage is "studs in" and your homeowner's policy would come into play. Again, it's best to check your association's documents for the details. If you find your individual home policy needs updating, now is a good time to do this.

Let's all hope for calm weather in August!

Conflict Resolution

It's not uncommon for differences to arise between neighbors and townhome and condo living is no different.

If you find yourself in a situation where you feel you must speak up about a neighbor's behavior or treatment of property, there are several ways to start the process and even resolve it without involving your Community Manager.



Some of the steps we recommend you start with include:

1. Talk to your neighbor. Sometimes people aren't aware that they're doing something to bother you. Starting a face-to-face conversation to express your concerns can many times clear it up before it goes any further. Your approach to the situation can "make or break" the outcome. Some tips we suggest include:
 - Assume the other person is unaware of the problem.
 - Use problem-solving phrases, such as "How do you suggest we approach this?" or "I think I have a solution."
 - Don't let the issue fester. If you bring your concern to the table, try to come to a resolution before your leave. Situations tend to get worse when one or both parties overthink it.
 - If possible, avoid discussing your issue with other HOA members. Getting too

many people involved can make it harder to solve in the long run.

Check your HOA's Bylaws

Be sure you know the bylaws of your HOA to ensure you have a valid complaint. This information can give you ground to take your issue further or put into perspective the validity of your complaint.

3. Mediation

Not all disputes between neighbors should involve your HOA board. Third-part mediators can provide a non-biased and safe table to for you and your neighbor to discuss the problems and find peaceful resolution.

4. Suspecting criminal activity. It is important to note, if your suspect criminal activity is occurring in your neighborhood, it should be reported to the local authorities. When involving the police, your written log of complaints and observations will be useful for the authorities.

5. Destruction of HOA common areas or property. If you witness a neighbor intentionally destroying HOA common property, bring it to the attention of your community manager or HOA board.

We hope you find this information helped. Our HOA communities are wonderful places to live and we strive to keep them that way!

Summer Living in an HOA - The Pool

Living in Minnesota we know all too well how much our temperatures swing between summer to winter. We go from one cold extreme to a very hot extreme within a few short months. That makes having a pool in your HOA very attractive in the summertime. It's important to keep in mind some of the most basic pool safety tips while enjoying our beautiful warm weather.



Every HOA will have their own set of rules to be aware of, but the common ones we see most often include:

- No pushing, running, or excessive horseplay in the pool area. Pools decks can be slippery.
- No swimming under the influence.
- No glass in the pool area.
- No swimming during a rain or thunderstorm.

Lifeguards are not on duty in a HOA pool. It is swim at your own risk which means you and the children the accompany you. Please be sure closely watch children while they are in the pool. Young children who are not fully potty trained must wear swim diapers to avoid contamination of the pool.

Be reasonable about the amount of noise you and your family are making while in the pool common area.

Teach children basic water safety tips and enroll them in swimming lessons. Keep children away from pool drains, pipes, and other openings to avoid entrapments.

Don't rely on fun toys such as water wings or noodles to keep your children safe. If your child can't swim, fit them with an appropriate personal floatation device (PFD).

Learn how to swim and teach your child how to swim.

Summer Vacation

August is vacation month in Minnesota. Our best weather of the season is upon us, the kids are still out of school, and the time is just right to get away for some R&R. Unfortunately, your perfect vacation could be ruined upon your arrival back home when you find your home has been broken into while you were away. As your thoughts are racing through this scene, you wonder what you could have done to prevent this?



While there is no foolproof way to ensure your home will not be burglarized while you're away, there are smart precautions to take that could help to minimize your home becoming a target for thieves.

Just like a well-planned list of activities for a nice vacation can help make things go smoothly, so can a well-planned vacation security checklist. Some simple suggestions include:

- Stop the mail. An overflowing mailbox or newspapers on the doorstep are great indicators that no one is home.
- Leave your blinds open. One of the first things a thief is likely to do is close the blinds while they are inside your home. If you arrive back and the blinds are closed, it's a great early tip that something is amiss.
- Be aware of what you are posting on social media. Post your vacation photos after your return and don't announce to the world that you're at the airport awaiting take off. If you must post such things, check your security settings and be sure only those you've invited to your networks can see what you're writing. Set them to private and not public.
- Lock up. This seems so simple, but it's easy to forget to flip the front door lock especially if you don't use that entrance very often. Also check windows and side doors to your garage. Be sure they are all secure before leaving.
- Do not leave a spare key on the porch under the potted plants. Burglars know the tricks and will likely find your extra, hidden key!
- Mind your trash. Leaving your cans out when no other neighbors do is another tipoff that you're not home.

We hope you enjoy your vacation time!

Things to Do Around Town

We've highlighted some of the things we think will be fun to do this winter. We've also included a link to the City of Minneapolis for upcoming local events. Enjoy!



<https://www.minneapolis.org/calendar/seasonal/summer-events/>

Uptown Art Fair August 2nd-4th, 2019

The award winning Uptown Art Fair hosts over 350 professional fine artists from around the world whose work spans 12 different media including sculpture, painting, ceramic, jewelry, mixed media, and more.

Powderhorn Art Fair August 3rd-4th, 2019

The best regionally juried art fair for nearly three decades takes place right in South Minneapolis in picture-perfect Powderhorn Park. It attracts artists from twenty-six states and 216 cities making it a local and regional favorite.

Open Streets 2019, Northeast August 4th, 2019 11:00am-5:00pm Central Ave NE, 22nd Ave NE & Monroe St N

Open Streets Minneapolis is a free event bringing together community groups and local

businesses to temporarily close major thoroughfares to car traffic, opening them up for people walking, biking, rolling, and playing.

Twin Cities Polish Festival
August 9th-11th, 2019
SE Main Street, Minneapolis

Step on down to the Twin Cities Polish Festival, a world-class celebration of Polish culture and heritage. Bring a blanket, relax on the lawn along Old Main Street and enjoy a kaleidoscope of unique cultural and educational displays, food and musical and dance entertainment.

The Minnesota State Fair
August 22 - September 2
<https://www.mnstatefair.org/>

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.

Learn more at advantagehomemn.com
