

newsletter



April 3

Social Committee Wine Tasting Event

April 11

Water Shut Down 9AM– 3PM

April 15

Fire Alarm Testing

April 28

Monthly Board Meeting

May 19

Annual Meeting of the Membership



MAINTENANCE TIP OF THE MONTH

Your heating and air conditioning (HVAC) system is one of the most expensive pieces of equipment in the unit—proper care lowers your energy bill, extends the life of the unit (which costs several thousand dollars to replace) and provides cleaner air in your home. Follow the tips below to keep your HVAC system operating properly.

USE & MAINTENANCE GUIDELINES:

- **Operation:** *Your HVAC system needs to operate regularly—run the unit in both heating and cooling modes at least quarterly.*
- **Air Filters:** *It is recommended to change the filter every 3-6 months; more often if you are a smoker or have pets. They are easily replaced and can be found at local retailers or online.*
- **Obstructions:** *Make sure that there is at least one foot of free space between your unit and any objects. Avoid storing items near a unit while in operation and check that the area has proper ventilation to best serve the air intake.*
- **Maintenance:** *The unit should be inspected and serviced annually by a licensed and insured contractor with the training and certifications to work on this type of equipment. The HOA coordinates annual discounted group service opportunities that residents may sign up for—the next group service will be in May.*

Board Meeting Highlights

NEW RESIDENT FORUM—COMING SOON!

The Board of Directors recently approved adding a Craigslist-style resident forum on Breeza's website: www.breezaho.com. The forum is exclusively for Breeza Residents to post advertisements with sections devoted to items for sale/ rent, items wanted (such as parking spaces), resident groups, community information, lost & found, etc... The site is currently under construction, stay tuned for the commencement date!

4TH OF JULY ROOF DECK ACCESS

For advanced planning of your July 4th festivities, please note that each year on July 4th, the Association must limit the number of people allowed on the Roof Deck to 100, due to occupancy and safety standards. You must sign up in order to access the Roof Deck during the busiest hours of 5:00pm-11:00pm that day. The Board has agreed that Resident sign ups will begin June 13th so mark your calendar! Additional information with sign up requirements and instructions will be sent to residents in the beginning of June.

HOA Participation Opportunity

ANNUAL BOARD OF DIRECTORS ELECTION

The Annual Meeting of the Membership for the purpose of electing your Board of Directors is coming up on May 19th. You will soon receive your secret ballot in the mail so you may vote for your favorite candidate(s)! Please be sure to participate and return your ballot by Wednesday, May 18th at 5:00pm or attend the meeting on May 19th at 6:00pm in the Community Room to turn in your ballot personally.

Important Community Updates

COMMUNITY MAINTENANCE NOTICE

Please note that two important maintenance measures will take place this month—a full building water shut down on the 11th of the month between 9:00am - 3:00pm and an annual fire alarm test on the 15th between 9:00am - 4:00pm. Reminder notices will be sent with additional details but be sure to mark your calendar now so you may plan accordingly! Thank you for your patience while we complete this important work.

SURFBOARD STORAGE

Breeza now has surfboard storage! Since it is not permitted to store surfboards on balconies and patios, the Association has installed a storage cage in the garage to assist residents who need to store their boards elsewhere. Space is limited so if you would like to use this storage area, please contact the Management Office to sign up and receive access.

SOCIAL COMMITTEE EVENTS

The recent Spring Wine Tasting Event was a memorable occasion for the attendees and everyone had a wonderful time. Thank you to all of the residents who attended, and to the Social Committee who did a wonderful job hosting the event. The Committee shared the photo below and is excited for the next event in May to celebrate Memorial Day.

