

# Carleton Oaks Homeowners Association Hurricane Preparedness

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## Homeowner's Guidelines

Carleton Oaks Homeowners Association Covenants, Conditions and Restrictions  
Article XII Use Restrictions, 12.2, V

Hurricane Season Each Unit Owner who intends to be absent from his home during the hurricane season (June 1- Nov 30 of each year) shall prepare his Unit prior to his departure by doing the following:

- (i) Removing all furniture, potted plants, and other movable objects from his yard; and
- (ii) Designating a responsible person or firm, satisfactory to the Association, to care for his unit should it suffer hurricane damage. Such person or firm shall also contact the Association for permission to install temporary hurricane shutters, which must be removed when no longer necessary for storm protection. At no time shall hurricane shutters be permanently installed, without the consent of the ACC.

## Prepare your Family Disaster Plan

Every family should prepare a family disaster plan. If a disaster strikes your neighborhood where will your family be? They could be at work, school, or in the car. How will you find each other? How will you know if your family is safe. The National Weather Service, the Federal Emergency Management Agency, and the American Red Cross suggest you develop and practice a family disaster plan.

Here's how to get started...

- I. Get information about possible disasters.
  - A. Contact your region's National Weather Service office.  
<http://www.nws.noaa.gov/organization.php>  
Find out what kind of disasters could occur and what actions you should take.
  - B. Learn your community's warning signals and evacuation plans.
- II. Sit down with your family to create a plan.
  - A. Discuss the information you have gathered.
  - B. Pick two places to meet, the National Weather Service suggests picking one spot outside of your home and one in your neighborhood in case you can't make it home.
  - C. Choose a friend or family member out of state for everyone to call if the family gets separated.
  - D. Discuss what to do if you're advised to evacuate.
- III. Implement your plan.
  - A. Post emergency phone numbers by phones.
  - B. Teach children how and when to call 911.
  - C. Have your family learn basic safety measures such as first aid, CPR, how to use a fire extinguisher, and how and when to turn off water, gas and electricity in your home.
  - D. Install safety features in your house, such as smoke detectors and fire extinguishers.
  - E. Keep a disaster supply kit:

1. Disaster supplies should be kept in an easy to carry container such as a backpack or duffle bag.
  2. Kits should include:
    - a. Enough water for 3 days (one gallon per person per day)
    - b. Food that won't spoil
    - c. Blankets or sleeping bags for each family member.
    - d. A first aide kit
    - e. Emergency tools, such as a NOAA Weather Radio  
<http://www.weathershop.com/clocks.htm#Radios>, flashlights, and plenty of batteries.
    - f. Extra cash, and an extra set of car keys
- IV. Practice and Maintain your plan!

During a hurricane, homes may be damaged or destroyed by high winds and high waves. Debris can break windows and doors, allowing high winds inside the home. In extreme storms, such as Hurricane Andrew, the force of the wind alone can cause weak places in your home to fail.

After Hurricane Andrew, a team of experts examined homes that had failed and ones that had survived. They found four areas that should be checked for weakness—the roof, windows, doors, and if you have one, garage door.

It is important that you do these projects *now*, before a hurricane threatens. While these projects, if done correctly, can make your home safer during a hurricane, they are no guarantee that your home won't be damaged or even destroyed.

If you are told by authorities to evacuate, do so immediately, even if you have taken these precautions.

## **Hurricane Notification**

### Hurricane Watches and Warnings

A hurricane watch is issued by the National Weather Service when hurricanes are possible in your area. Remain alert for approaching storms. This is time to remind family members where the safest places within your home are located, and listen to the radio or television for further developments.

A hurricane warning is issued when a hurricane has been sighted or indicated by weather radar.

### ***The Saffir-Simpson Hurricane Scale***

The Saffir-Simpson Hurricane Scale is a 1-5 rating based on the hurricane's present intensity. This is used to give an estimate of the potential property damage and flooding expected along the coast from a hurricane landfall. Wind speed is the determining factor in the scale, as storm surge values are highly dependent on the slope of the continental shelf in the landfall region. Note that all winds are using the U.S. 1-minute average.

**Category One Hurricane:**

Winds 74-95 mph (64-82 kt or 119-153 km/hr). Storm surge generally 4-5 ft above normal. No real damage to building structures. Damage primarily to unanchored mobile homes, shrubbery, and trees. Some damage to poorly constructed signs. Also, some coastal road flooding and minor pier damage. Hurricanes [Allison](#) of 1995 and [Danny](#) of 1997 were Category One hurricanes at peak intensity.

**Category Two Hurricane:**

Winds 96-110 mph (83-95 kt or 154-177 km/hr). Storm surge generally 6-8 feet above normal. Some roofing material, door, and window damage of buildings. Considerable damage to shrubbery and trees with some trees blown down. Considerable damage to mobile homes, poorly constructed signs, and piers. Coastal and low-lying escape routes flood 2-4 hours before arrival of the hurricane center. Small craft in unprotected anchorages break moorings. [Hurricane Bonnie](#) of 1998 was a Category Two hurricane when it hit the North Carolina coast, while [Hurricane Georges](#) of 1998 was a Category Two Hurricane when it hit the Florida Keys and the Mississippi Gulf Coast.

**Category Three Hurricane:**

Winds 111-130 mph (96-113 kt or 178-209 km/hr). Storm surge generally 9-12 ft above normal. Some structural damage to small residences and utility buildings with a minor amount of curtainwall failures. Damage to shrubbery and trees with foliage blown off trees and large trees blown down. Mobile homes and poorly constructed signs are destroyed. Low-lying escape routes are cut by rising water 3-5 hours before arrival of the center of the hurricane. Flooding near the coast destroys smaller structures with larger structures damaged by battering from floating debris. Terrain continuously lower than 5 ft above mean sea level may be flooded inland 8 miles (13 km) or more. Evacuation of low-lying residences with several blocks of the shoreline may be required. Hurricanes [Roxanne](#) of 1995 and [Fran](#) of 1996 were Category Three hurricanes at landfall on the Yucatan Peninsula of Mexico and in North Carolina, respectively.

**Category Four Hurricane:**

Winds 131-155 mph (114-135 kt or 210-249 km/hr). Storm surge generally 13-18 ft above normal. More extensive curtainwall failures with some complete roof structure failures on small residences. Shrubs, trees, and all signs are blown down. Complete destruction of mobile homes. Extensive damage to doors and windows. Low-lying escape routes may be cut by rising water 3-5 hours before arrival of the center of the hurricane. Major damage to lower floors of structures near the shore. Terrain lower than 10 ft above sea level may be flooded requiring massive evacuation of residential areas as far inland as 6 miles (10 km). [Hurricane Luis](#) of 1995 was a Category Four hurricane while moving over the Leeward Islands. Hurricanes [Felix](#) and [Opal](#) of 1995 also reached Category Four status at peak intensity.

**Category Five Hurricane:**

Winds greater than 155 mph (135 kt or 249 km/hr). Storm surge generally greater than 18 ft above normal. Complete roof failure on many residences and industrial buildings. Some complete building failures with small utility buildings blown over or away. All shrubs, trees, and signs blown down. Complete destruction of mobile homes. Severe and extensive window and door damage. Low-lying escape routes are cut by rising water 3-5 hours before arrival of the center of the hurricane. Major damage to lower floors of all structures located less than 15 ft above sea level and within 500 yards of the shoreline. Massive evacuation of residential areas on low ground within 5-10 miles (8-16 km) of the shoreline may be required. [Hurricane Mitch](#) of 1998 was a Category Five hurricane at peak intensity over the western Caribbean. [Hurricane Gilbert](#) of 1988 was a Category Five hurricane at peak intensity and is one of the strongest Atlantic tropical cyclones of record.