



TEXAS

Severe Weather Guide

Protect your property before,
during, and after the storm.



Texans are no strangers to severe weather and the different forms it takes throughout the year. With our state's challenging geography, it's crucial to keep ourselves (and our properties) protected from the most common types of storm activity year-round. This guide will help you do just that - no matter your property type or size.

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FAQs: Severe Weather Seasons

What are the different types of severe weather seasons in Texas?

- **Spring** (March - June): Tornadoes, powerful winds, hailstorms
- **Summer & Fall** (June - November): Hurricanes, extreme heat, drought, wildfires, torrential rains, hailstorms
- **Winter** (December - February): Sudden ice storms, snowfall

Where can I find reliable forecasts?

- National Weather Service or local news
- Federal Emergency Management Agency (FEMA)
- National Oceanic and Atmospheric Administration (NOAA)
- Occupational Safety & Health Administration (OSHA)

What's a storm watch?

A watch signifies that the potential exists for severe weather conditions within or close to the designated watch area. This is a reminder to remain vigilant and to prepare for the possibility of needing to act.

What's a storm warning?

A warning indicates that severe weather is either currently happening or will happen shortly within the warned area. Immediate action is necessary to ensure safety, following the guidelines of the impending situation.

What should I do in a tornado watch?

- Stay tuned to to your local weather report and review your emergency plans.
- Establish your safe space (lowest possible interior room/crawlspace with no windows).
- Secure loose outdoor objects.
- Ensure you're well-stocked on emergency supplies, food, water, medicines, important documents, etc.

What about a tornado warning?

- Immediately take cover in your safe space.
- Shut all windows and doors.
- If you're in a vehicle, exit right away and get in the nearest building.
- Can't get to a building? Take cover face down in closest ditch or depression in ground.

Remember: Watch means get ready. Warning means move to safety, NOW!

For Boards

Don't wait until it's too late! Prepare yourself now for any future storms. Here's how:

- Create an emergency action plan (EAP) for your community and share it with the property manager.
- Establish a contingency plan ("plan B").
- Store critical association documents in a secure, dry place.
- Make sure your insurance is updated to cover expected damages.
- Work with your management company to book contractors for post-storm services.
- Communicate how you'll help residents who require special accommodations.
- Regularly update residents via email, text message, social media, etc. Your management company can also use mass communications tools to get the word out fast.



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For Condo and High-Rise Residents

Before the Storm

- Develop a family emergency/evacuation plan and ensure each household member knows where to go. Rehearse your plan frequently.
- Know your building's designated storm shelter.
- Remember: stairwells are also considered safe areas as they're built entirely of steel and concrete.
- Remove everything from your balcony. Even the smallest items can be dangerous projectiles during high winds.
- Check expiration dates on existing supplies and replace them as needed.
- Stock up on non-perishable items.
- Secure essential documents, including IDs, copies of insurance, and mail establishing your home address.
- Share your updated contact information with the board to get emergency alerts.
- Charge all cellphones.
- If you live in a mandatory evacuation zone, determine where you'll shelter or how you'll evacuate.

During the Storm

- Remain in your designated safe space. Ensure it's stocked with books, games, toiletries, several changes of clothes, flashlights with batteries, and sleeping bags.
- Stay away from all windows to avoid injury.
- In the event you lose power, set your fridge to its coldest setting to preserve perishables longer. If you can avoid frequently opening your refrigerator, your food can be preserved for up to 4 hours.
- Tightly pack freezer contents to maintain cold temperatures. If you can avoid frequently opening your freezer, your food can be preserved for up to 48 hours.
- Be aware that emergency services will take time to assist you. Please be patient and stay in your safe place.
- Stay out of elevators in case of power failure.
- Be mindful of exit limitations, as underground parking garages may flood.
- Continue monitoring severe weather updates.

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For Single-Family and Master-Planned Residents

Before the Storm

- Develop a family emergency/evacuation plan and ensure each household member knows where to go. Rehearse your plan frequently.
- Know your community's designated storm shelter.
- Remove everything from your balcony or porch. Even the smallest items can be dangerous projectiles during high winds.
- Stock up on non-perishable items.
- Secure essential documents, including IDs, copies of insurance, and mail establishing your home address.
- Share your updated contact information with the board to get emergency alerts.
- Charge all cellphones.

During the Storm

- Remain in your designated safe space. Ensure it's stocked with books, games, toiletries, several changes of clothes, flashlights with batteries, and sleeping bags.
- Stay away from all windows to avoid injury.
- In the event you lose power, set your fridge to its coldest setting to preserve perishables longer. If you can avoid frequently opening your refrigerator, your food can be preserved for up to 4 hours.
- Tightly pack freezer contents to maintain cold temperatures. If you can avoid frequently opening your freezer, your food can be preserved for up to 48 hours.
- Be aware that emergency services will take time to assist you. Please be patient and stay in your safe place.
- Continue monitoring severe weather updates.



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For Commercial Property Tenants

Before the storm:

- Develop and practice a comprehensive emergency plan well in advance. Ensure all employees and tenants are aware of the plan and know how to access it.
- Make sure your emergency contact information is up-to-date with your property manager.
- Keep storm supplies stored in an easily accessible place (first aid kits, food, water, batteries, back-up power systems, etc.).
- Regularly inspect and maintain the property, including the roof, windows, doors, and any landscaping or outdoor fixtures that could become potential hazards in high winds.
- Consider investing in storm shutters, impact-resistant glass, or other protective measures.
- Keep important personal and business documents stored in a dry, secure place.
- Work with your management company to book contractors for any post-storm services.
- Make sure your insurance is updated to cover any storm-related damages.
- Stay on top of emergency alerts and communicate them with staff and tenants.

During the storm:

- Don't attempt to ride out the storm in your commercial building; head to safer place if possible.
- If you can't leave, find an emergency kit and take shelter in a safe interior room or stairwell.
- Unplug all electrical appliances and equipment, except the fridge.
- Continue monitoring severe weather updates.

If you evacuate:

- Take what you need (cell phones, chargers, batteries, IDs, clothing, food, water, medications, cash, etc.).
- Unplug all appliances and turn off your property's gas, electricity, and water.
- Use roads recommended by emergency experts.

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After the storm:

- Place tarps over damaged roofs, windows, and doors.
- Carefully remove debris to reduce the risk of injury or further damage.
- Contact your employees or tenants about the next steps.
- Be mindful of downed power lines and flooded areas.
- To prevent carbon monoxide poisoning, run generators outdoors only.
- Throw away all spoiled food.
- Photograph or record all property damage (with date stamps) and contact your insurance company.

How can I help affected communities?

Whether you give locally or nationally, there are plenty of organizations ready to assist, like [Feeding America](#), [American Red Cross](#), or a charity of your choice via the [Charity Navigator](#).



As your management partner, there's nothing more important than the safety of your family and community. Our local service-first team has the right resources to offset the impact of any severe weather event. Contact your property manager, or you can call our 24/7 Customer Care Center at (877) 378-2388.

Questions?

Reach out any time at LetsTalk-TX@fsresidential.com. We'll be in touch soon.