

Preparing For Freezing Temperatures

The water supply pipes in the walls of your home can freeze and crack during a hard winter freeze. You can prevent this by being proactive when a hard freeze is anticipated. The following tips have been used for years on our site, and have probably saved your fellow owners thousands of dollars in unnecessary expense.

AT THE START OF COLD WEATHER

- Disconnect all hoses from outside faucets if you have any. Wrap or cover all exposed faucets and pipes located outside on your porch or backyard (if applicable). Faucet covers are available at most grocery and all hardware stores. (Frozen outside faucets are the #1 cause of frozen pipes in the walls.)
- If you have a washing machine located against an exterior wall, turn off the two valves behind the washer **after every use**.

IN SUB-FREEZING WEATHER (Defined as: *a temperature drop below 32 degrees over night, and where the temperature is not predicted to rise above 32 during the following day*)

- Let all faucets in your home drip. A few drops per second are plenty.
- Leave cabinet doors under kitchen and bathroom sinks open to allow heat to get to the pipes.
- Heat your home to at least at 60 degrees at all times, even when you are away.
- If you ever turn on a faucet during freezing weather and no water comes out, you may have a frozen/broken pipe that will cause a flood when it thaws. Contact Management immediately.

IN YOUR ABSENCE

If you are going to be away for several days, have someone watch over your home and make sure they follow these Freeze Precautions.

COOPERATION

Compliance protects both you and your immediate neighbors. These precautions are mandatory and essential to the whole community. We strongly urge you know your neighbors phone numbers and they know yours. They are your best bet for detecting problems and minimizing damage when you are not home. Also, you can always call Management if you need help.

INSURANCE

The homeowner association policy (or the owner's insurance policy if you lease) is not intended to cover damage to your personal property. You must have your own owner or renter's contents insurance policy to cover your damages if you or a neighbor suffers a loss. Personal liability insurance is also a must. The association's liability policy does not protect you if your negligence is responsible for a flood that destroys your neighbor's property.

NOTICE

When you live in or own a condominium, you have an important responsibility to prevent damage to you and your neighbor's property. Neglecting to take the required precautions above may open you to considerable heartache and liability for any damages that occur due to your neglect.