

Unit Owner Loss Prevention Reminders

Winter

Here are some helpful tips for the upcoming winter season:

Keep your Unit heated to a minimum of 65 degrees. If you leave your home during the day, don't turn your heat off; just lower the temperature a little. Let your thermostat do its job, so at the end of the day you don't return to a chilly home.

If you haven't already, make sure all hoses are disconnected from outside spigots.

If you have a garage attached to your unit, keep the garage doors closed. The door leading to the house is probably not as well insulated as an exterior door.

If ice forms on tree limbs, watch for dead, damaged or other branches that could break and fall and damage your home, a car, or injure someone walking near your property. Please contact the management office to report concerns.

Be sure to keep your windows closed and locked, to prevent drafts.

Instead of turning up the heat and causing your utility bill to increase this season, try these ideas for cozying up to the winter weather:

1. Snug Throw Blanket: Toss a throw blanket over the arm of your couch or chair, or store it some place where you can easily grab it when it gets chilly.
2. Bedding: It's time to swap out your bedding for warmer alternatives.
3. Turn on the oven and sharpen your baking skills by whipping up all of your favorite treats. The heat from the oven will help warm the unit and the warm baked goods will warm you!
4. Layer: Before you turn up the heat on your thermostat, try putting on a few more layers first.
5. Bring your favorite chunky sweaters and sweatshirts out of storage and keep them handy.
6. A Hot Beverage: Warm up quickly with a big cup of hot cocoa, tea or coffee.

Play It Safe When Winter Storms Hit:

If you don't have to drive, stay home.

If you must drive, make sure you've winterized your car with good snow tires, new wiper blades, antifreeze, emergency road supplies and a full tank of gas.

If sub-zero temperatures are forecasted, open hot and cold faucets enough to let them drip slowly. Keeping water moving within the pipes will prevent freezing.

During periods of extreme cold weather, leave the doors open on kitchen and bathroom sink cabinets that are on exterior walls so that pipes inside will be exposed to heat.

Identify the location for the main water shutoff in your unit. Find out how it works in case you have to use it.

If the power is out, make sure you don't leave candles burning unattended.

Snow Removal and Ice Treatment

During winter months, parking lots, sidewalks and other surfaces may become exposed to snow or ice and we will make every effort to address these situations in a timely and effective manner. Many factors, such as the time a storm hits, the time it ends, winds, temperatures and many other factors make each snow event unique and in turn, our responses will vary as well.

With that, there are some things that are unavoidable and we want all of our residents to be aware of:

Your contractor will promptly begin snow removal and ice treatment throughout the community once the severe weather conditions subside and we can safely perform our work.

Unfortunately, due to the size of our community, it may take a substantial amount of time to clear all walkways, stairways, parking lots, etc. We will not be able to make any arrangements for our residents to have "their walkways" cleared off first.

Depending on the snow-fall pattern and amount of snow during the season, snow ridges may build up along streets and drives.

On those occasions where our parking lots and drives are plowed, we will not be able to dig out any of the cars in the parking lot or to come back and re-plow a parking spot after a resident has moved their car.

During and after severe winter events, it is not possible to keep our entire community free of snow and ice at all times. Ice and snow treatments on walks, steps, and streets are repeated as conditions warrant, but proper care, concern and caution by everyone is still the best defense. Primary responsibility for personal safety resides with the individual...

Drive safely, walk cautiously and exercise care when going outside.

Finally, pet waste **MUST ALWAYS** be picked up. **DO NOT** leave it out in the snow to be rediscovered in the spring.