

Dear Owners

Your Manager has been monitoring the weather for the next 4 days and there has been an Arctic Blast that is headed into the Metro Area on or before Thursday night.

**WHEN OUTSIDE TEMPERATURES FALL BELOW 20° & STAY BELOW FREEZING FOR MORE THAN 12 HOURS, THE POTENTIAL FOR FROZEN PIPES RISES. A STRONG WIND MAKES THE POTENTIAL FOR A PROBLEM EVEN GREATER.**

**PLEASE CONSIDER THE FOLLOWING:**

- PIPES DON'T ALWAYS BURST DURING THE FIRST FREEZE; IT MAY TAKE SEVERAL FREEZES AND THAWS FOR THEM TO CRACK, SINCE THEY WEAKEN EACH TIME. SO, NO BROKEN PIPES LAST YEAR DOESN'T MEAN YOU WON'T HAVE THEM THIS YEAR.
- ALLOW WATER FLOW THROUGH PIPES; AT LEAST 1 INSIDE FAUCET, PREFERABLY IN THE BATH, SHOULD CONSTANTLY DRIP. WATER TEMP SHOULD BE LUKEWARM (COMBINATION OF HOT & COLD PIPES); THE DRIP THE WIDTH OF A MATCHSTICK. DON'T OVERHEAT OR THE WATER HEATER MIGHT OVERWORK & BE DAMAGED. WHEN TEMPS ARE BELOW 20° OR REMAIN BELOW FREEZING FOR SEVERAL CONSECUTIVE DAYS, LEAVE FAUCETS RUNNING ROUND THE CLOCK, 24 HOURS.
- ADJUST YOUR THERMOSTAT TO NO LOWER THAN 68 DEGREES.
- OPEN CABINET DOORS UNDER SINKS, ALLOWING HEAT TO ENTER THE AREA AROUND THE PIPES
- BEFORE GOING TO BED AND FIRST THING IN THE MORNING, CHECK ALL FAUCETS. BE SURE THEY ARE FLOWING, INCLUDING THE WASHING MACHINE
- GARDEN HOSES CONNECTED TO OUTSIDE FAUCETS ARE GUARANTEES FOR BROKEN PIPES. BEFORE FREEZING TEMPERATURES BEGIN, DISCONNECT GARDEN HOSES FROM OUTSIDE SPIGOTS
- PLUMBING ALONG PERIMETER WALLS OR IN UNHEATED AREAS LIKE GARAGES, LIKE OUTDOOR WATER SPIGOTS, ARE ESPECIALLY SUSCEPTIBLE TO FREEZE DAMAGE
- If you have an outside storage area on your patio or balcony, please keep the storage door closed

- IF A PIPE BREAKS, IMMEDIATELY TURN OFF ALL WATER TO YOUR UNIT. LEARN NOW WHERE THE MAIN WATER VALVE IS LOCATED. IF THE BREAK IS IN A HOT WATER PIPE, SHUT THE VALVE OFF ON TOP OF THE WATER HEATER. ALSO BE SURE TO SWITCH OFF THE HEATER AT THE CIRCUIT BREAKER. NOW – CALL A PLUMBER. MAKING ARRANGEMENTS FOR REPAIRS IS A HOMEOWNER RESPONSIBILITY
- IF YOU'RE GOING TO BE AWAY FROM HOME OR YOUR UNIT IS VACANT, ASK A NEIGHBOR TO CHECK YOUR PIPES. DON'T COMPLETELY TURN OFF YOUR HEAT. SHOULD YOUR PIPES BREAK DUE TO LACK OF HEAT, YOU MAY BE RESPONSIBLE FOR ALL REPAIRS TO NOT ONLY YOUR UNIT, YOU MAY ALSO BE LIABLE FOR DAMAGES TO OTHER DAMAGED UNITS WITH NO INSURANCE COVERAGE.

Please remember, the Association is not responsible for any losses to your personal property incurred from water, windstorm, freezing weather, etc. We require that each of our residents maintain homeowner's insurance coverage for any losses due to damage of personal belongings.