

Villas at Downing Creek – Winterizing Ideas.

The cold period in January this year was a real wake-up call because winters in this area are not typically severe. Because of that there may be a tendency to forget about preparing the home for cold weather. However, the problems last January should have convinced us all how important it is to do so.

Some general tips to follow are:

Outside faucets & irrigation systems.

- **Disconnect garden hoses.** If they are left attached any water retained may cause the hose to burst & if the spigot had been left on the water would escape & freeze (this actually occurred at one home last winter & caused problems). Because the water line can also freeze back inside the house & burst a great deal of damage could occur.
- **Turn off outside faucets** Or possibly turn off the supply to outside faucets from inside the home (the valve is typically accessed through a cover beneath the water heater in the garage).
- **Add insulated covers to the outside faucets.** Purchase at Lowes, Home Depot, Walmart etc.
- **Turn off lawn irrigation supply valve.** This can be found by removing the cover in the front yard. If you have trouble doing so please contact a board member.

Winter heating & insulation.

- Set the thermostats to maintain a minimum temperature of 55 degrees (as specified in Section 14(k) p21 of our declarations)
- Check the attic insulation to make sure it is sufficient.

Fire safety.

- **Smoke Detectors.** Change batteries (fall is a typical time to do this but it is never too late).
- **Fire sprinklers.** Be available for the annual inspection in early November. & any return visits for re-inspection. Follow any recommendations from the inspection company Waits & Williams. Ensure that the green OK tag is attached to the sprinkler control system after a successful test.
- **Fire sprinklers.** Re familiarize yourself with the system instructions using the marked up pictures provided earlier in 2010. The instructions are held in clear plastic bags that should be hung on or close to the system. Extra copies are available on a shelf inside the clubhouse lamp table.