

ELDERS POND HOMEOWNERS ASSOCIATION, INC.  
**THE POND TIMES**

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**COLD WEATHER & FREEZING TEMPERATURES**

Every year an average of a quarter million families have their homes ruined by water pipes that have frozen and then burst. Columbia experienced record breaking cold temperatures last winter and two residents of Elders Pond unfortunately suffered due to busted lines that caused damage to units.

In advance of another cold winter, the Association would like to offer a few helpful hints that will hopefully prevent your unit from being the next victim of frozen pipes.

- Disconnect all gardening hoses and install covers or insulation on all outside faucets. “Faucet Protectors” can be purchased at Lowes or Home Depot very inexpensively.
- Keep your house temperature at 55 degrees or higher, even if you're leaving your home for an extended period of time.
- Seal leaks that allow cold air inside, near where pipes are located, especially where the pipes run along exterior walls. Look for air leaks around electrical wiring, dryer vents and pipes. Use caulk or insulation to keep the cold out and the heat in. With severe cold, even a tiny opening can let in enough cold air to cause a pipe to freeze.
- A slight drip of hot and cold water will go far in keeping your pipes from freezing. Let warm water drip overnight, preferably from a faucet on an outside wall.
- Frequently walk your property and check your unit for leaks, especially check pipes around your water meter, in unheated areas, and near exterior walls.
- If you leave town, ask a friend or neighbor to check your unit to insure no problems have occurred.
- Keep current contact information for your neighbors and insure that they have yours.
- Locate your water main, in the event you need to shut it off in an emergency.
- If a pipe does break, immediately turn off the water and call a plumber. Keep an emergency number nearby for quick access.

The Association hopes that all owners and/or residents of Elders Pond will enjoy a warm, comfortable winter season without any problems from the cold weather. Just remember, by taking a few simple precautions now, you can save yourself the mess, money, and aggravation that frozen pipes cause.

Yours truly,  
Elders Pond Homeowners Association