

November 18, 2016

Dear Owners and Residents:

With winter firmly upon us, the Board of Directors would like to remind all owners of some important items concerning the protection of your unit in the coming months.

### **Furnace settings**

All units, whether occupied or not, should maintain the furnace setting of at least 55 degrees throughout the winter. Setting the furnace at this temperature helps prevent the water pipes from freezing in your unit. If your unit is empty, you can also turn off the water in your unit by closing the valve where the water enters your unit (red handle usually in the garage, near the water heater). If a water line breaks in your unit, closing this valve will help limit the amount of damage from a broken line.

Consider opening kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing. Be sure to move any harmful cleaners and household chemicals up out of the reach of children.

### **Plumbing**

If the unit is occupied and the weather is very cold outside, let the cold water drip from the faucet served by exposed pipes. Running water through the pipe, even at a trickle, helps prevent pipes from freezing because the temperature of the water running through it is above freezing. Pouring some vegetable oil in the garbage disposal might help prevent rusting while you are gone. In addition, placing some mineral oil in the toilet bowl may help reduce evaporation.

### **Garage Doors**

During extreme cold temperatures remember to keep your garage door closed as pipes inside the garage area could freeze. Make sure that snow accumulation at the garage door does not interfere with the sensors, preventing the door from closing properly.

We hope this “ounce of prevention” is worth a “pound of protection” for the units in our community this winter!

Sincerely,

*The Condos at Mill River Board of Directors*