

November 2014 Newsletter

Dear Villas at Elk Run Residents,

With the winter season upon us, please complete the following tips to safeguard your home from potential dangers.

A.) It is your duty to service your boiler/ hot water heater at least every two years. A licensed plumber should complete the following:

1.) Drain and refill your hot water heater- this will help reduce sediment that collects at the bottom of your hot water tank.

2.) Check Glycol within the system. Add sufficient glycol if levels are low- proper glycol levels will help prevent frozen baseboard heating lines. Without proper servicing, lines can freeze and break, causing liability to the owners and the Association.

3.) Clean out your heat exchanger and elements of your boiler- a plumber should come equipped with a small vacuum and brushes to complete the appropriate cleaning of your boiler.

4.) Check the thermocouple to ensure the proper function of the pilot light on the boiler

5.) Check to ensure that expansion tanks, auto feeder valves, fittings, and all other mechanical elements are in good working order.

6.) If you need a recommendation for a reputable service contractor, please contact our property manager, Jason Anderson, at 970-355-4059. He has a list of plumbers familiar with the combo boiler systems within your condominiums.

B.) It is imperative to have functioning Carbon Monoxide Detectors, smoke detectors, and fire extinguishers within your home.

1.) All detectors have a limited life. Please make sure that your detectors have not expired. If they are expired, please purchase new detectors.

2.) You should change the batteries in all detectors annually!

3.) Personal fire extinguishers (recommended) can be purchased at Ace, Valley Lumber, Wal-mart, or Lowes. These are nice to keep underneath the sink and in the garage. The Association maintains exterior fire extinguishers on both levels of common areas stairwells.

C.) Inspect bathrooms, kitchens, laundry room closets and mechanical rooms for leaks.

1.) Check under sinks to ensure that water isn't leaking from supply lines, drains, or p traps.

2.) Check around the base of the toilet to confirm water is not leaking from tank, supply lines, or angle stops

3.) Check around the edge of your bathtub and shower- doe the tub or shower leak water? Should the tub or shower be re-caulked?

4.) Check around the floor of your dishwasher and clothes washer to make sure there aren't any leaks. If the appliance is suspect, please contact a reliable appliance technician.

If you have any questions regarding how to check for potential hazards within your home, feel free to call our property manager, Jason Anderson, at 970-355-4059.

Have a Happy Halloween and a Happy Thanksgiving!

Sincerely,

The Villas at Elk Run Homeowner's Association