



October 2015 Newsletter

Dear Villas at Elk Run owners and tenants,

Fall is officially here, and winter weather is right around the corner. Please read our newsletter for helpful tips to safeguard your home for the winter season:

- 1.) We will be cleaning gutters and inspecting heat tapes this fall.
- 2.) Now is the time to have a licensed plumber (mechanical contractor) service your boiler for winter. A plumber will help your boiler and hot water heater work a peak efficiency. A detailed boiler service should include (but not limited to): cleaning out the heat exchanger, checking expansion tanks and fittings, checking the function of the boiler heating element (thermocouple), checking hot water tank for sediment build-up, and most importantly, checking Glycol (anti-freeze levels) of your radiant lines.
- 3.) A fireplace inspection and service is important. A certified technician will ensure the safety, function, and appearance of your fireplace. Please contact the Fireplace Company in Carbondale at 970-963-3598 to schedule service.
- 4.) Please be sure to replace the batteries in your smoke detectors.
- 5.) We encourage you to have a personal fire extinguisher within your home. Portable fire extinguishers fit easily under kitchen sinks or next to your washer and dryer.
- 6.) Trash and recycling: Trash and recycling pick-up occur Monday mornings. Trash and recycling must not be placed out the day before pick-up. Trash and recycling containers have to be returned to your garage Monday evening. Bears will be making a last ditch effort to find food. Do not enable bears by violating our rules. Owners will receive violations and fines to their owners' statements if rules are broken.
- 7.) We will be removing the speed bumps this fall. Please continue to drive with caution around our property.
- 8.) For scheduled board meetings, news, and current events, please continue to check out our website: www.villasatelkrun.com.

Have a safe and happy Halloween!

The Villas at Elk Run Homeowner's Association

