



Villas at Elk Run November Newsletter

CARE FOR YOUR INVESTMENT

1 *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 at 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.

2 *A fireplace inspection* and service is important. A certified technician will ensure the safety, function, and appearance of your fire-place. Please contact the Fireplace Company in Carbondale at 970-963-3598 or office@thefpco.com to schedule service.

3 *Smoking of any kind is never allowed* within 200 feet of any Villas buildings. This includes garages, balconies and patios.

4 *Snow removal: Winter is Coming!* Please use caution when using stairwells and traversing open areas as snow and ice are a part of life in Colorado. Shoveling usually happens by 8am if there is a large amount of snow. We do our best to clear snow within a reasonable time, however if your stairwell is snowy, please use caution and consider using your garage to exit the building.

5 *Town of Basalt Idling Law:* *To protect yourself and others, do not idle your vehicle more than 2 minutes.* Idling vehicles does not help them warm up faster, poisons the air inside your vehicle and is against the law.