

# Prepare! Freezing Weather Coming Soon!



- ❖ **Snowbirds and Winter Travelers! Make plans if you travel.** If your home will be vacant for an extended period of time, consider pouring a cup of RV/Marine-grade anti-freeze in your toilet tank and bowl in order to prevent the porcelain from cracking. Adding a cup of antifreeze to your honey pot(s) is also recommended. Before leaving, either drain your water pipes completely, or leave cabinet doors open with heat at or above 59 degrees. Have a willing neighbor come over to start/stop your faucet drip.
- ❖ **Let faucets in your home DRIP during extremely cold weather.** Moving water through your faucets and drains — *just a regular drip* — can help prevent water in your pipes from freezing. Aim to have stream of water similar to the size of lead from a pencil.
- ❖ **Prevent water waste** – Do not start dripping your faucets until temperatures fall to 31 degrees at night; be sure to turn off your faucets after temperatures reach 32 (or above) degrees.
- ❖ **Open cabinet doors under sinks.** Water pipes are often located inside the kitchen and bathroom cabinets. When expecting freezing temperatures, *open cabinets to allow warm air to flow into them.* The heat from your house will be able to circulate and reach your pipes. This will keep your pipes warm and reduce the risk of frozen pipes.
- ❖ **Maintain appropriate heat level.** If you have cold spots in your home, don't turn the heat down too low. Depending on the house, 59 degrees might be the lowest threshold.
- ❖ **Insulate pipes.** Running heating tape along pipes is inexpensive. The heating tape won't heat until the temperature drops and heating tape uses very little electricity. Insulate pipes with foam wraps, over the heated tape. Please note that this preventative measure will help, but it will not stop pipes from freezing.
- ❖ **Beware of slippery surfaces.** Mind your step when walking outside! Walk slowly and carefully, use the ramp railing and consider the traction of your shoes before venturing out. Be mindful of slick ice spots on the ramps and walkways. Ice Melt is available at each ramp for your use.
- ❖ **Snow Removal:** We rely on homeowner volunteers to help shovel! There are 14 shovels available for use. They are located at the top of each ramp and at the bottom for the deck\walkways. Rakes to remove snow from your roof are also available on the deck in front of the office.

*The above suggestions are based on experiences, but each house is built, plumbed, and insulated differently. Taking proactive steps to insulate your pipes is recommended first and foremost.*

**If you notice any leaks, cracked pipes or other freezing ice issues call the office ASAP: 503.283.2151.**