

Notice to Unit Owners about their Responsibility to Winterize Outside Water Faucets to Prevent Freeze Up and Pipe Bursting:

Each condo unit has an outside water faucet in the front or on the side of their unit. In addition, each condo building has one faucet at the rear of the building near the middle of the building. Therefore, one condo unit in each building has two outside faucets, one in the front and one in the rear. Inside each condo unit there is a water shutoff valve located near the outside wall on the copper pipe that is connected to the outside faucet(s).

In winter, when the outside temperature goes below freezing and there is water in the pipe up to the outside faucet, that water can freeze. When water freezes it expands. When that happens, the expanding ice can burst the faucet and/or copper water pipe. The burst may occur outside the condo unit or possibly inside the condo unit causing serious water damage to the condo unit and its contents.

As noted in the "Rules of Conduct" in the "Code of Regulations" on page 49, Section 3, paragraph 7 states that "Each Unit owner shall ensure that exterior water faucets are winterized between November 1st and March 31st."

To winterize the exterior water faucets each unit owner should:

1. Close the water valve(s) inside your condo unit in the basement on the copper pipe that leads directly to the outside faucet(s).
2. Remove any hoses from the outside faucet(s).
3. Open the outside faucet(s) to allow any water in the faucet(s)/pipe to drain out.
4. After a few minutes check the outside faucet(s) to make sure no water is dripping out of the faucet(s). If it is, go back to the basement and close the inside valve a little tighter to stop all water flow and dripping.

It is important to note that if the Unit owner fails to winterize the outside water faucets and freezing temperatures cause the faucet or pipe to burst, the Unit owner will be held responsible for the cost of the repair to the faucet and/or copper pipe.