

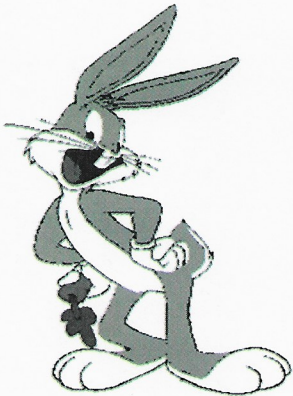
COUNTRY PLACE NEWS

Your Community Newsletter

COUNTRY PLACE

A Board Managed Community

It's time to check your Water Heaters & Plumbing!



Its near that time again and the temperature will be dropping. We would like to remind everyone how important it is to keep your thermostat at a minimum of 55 degrees.

Remember that you must maintain your heat at a minimum of 55 degrees in order to protect yourself against water pipe freeze-ups. Wrap your water pipes in your heater room.

If you are going to be away during the winter months please inform a trusted neighbor and leave a phone number where you can be reached by the Office in the event of an emergency.

Always use caution and be very careful when walking or driving in ice or snow.

However, keep in mind that in no event can we predict the severity or time of any future storm. We will make every effort to have the snow and ice removed expeditiously. Also, don't forget to check your hot water heater, washer hoses and plumbing to make sure they are in good condition. Severe damage can occur to the common elements or your neighbors unit due to a water leak. Remember, you are responsible for damage caused by your systems. Be safe, not sorry. Check all your appliances and plumbing fixtures today!

Have You?

The Country Place Condominium Association requires all residents, whether owners or tenants, to register with the Association office, prior to moving in. Failure to notify the Association can lead to fines and other sanctions, and in some cases, the towing of your vehicles & eviction of your tenant. In order to avoid this it is important that you have done the following:

1. Register your name and all occupants living in your unit.
2. Register your vehicle, obtain all proper permits.
3. Read & obey your Rules & Regulations.
4. If you are a tenant, a current copy of your lease must be on file.
5. Pay your condo fees on time.
6. No leasing of a unit during the first year of ownership.

If you have not yet registered, you are not in compliance and therefore you are subject to the fines , penalties and sanctions as referenced above.



September 2022

Year 2022

Country Place Condominium

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Stewart Gladstone Tres

Kevin Flannigan Director

Andrew Fisher Director

Barbara Rebish, Director

Alex Stoyko Director

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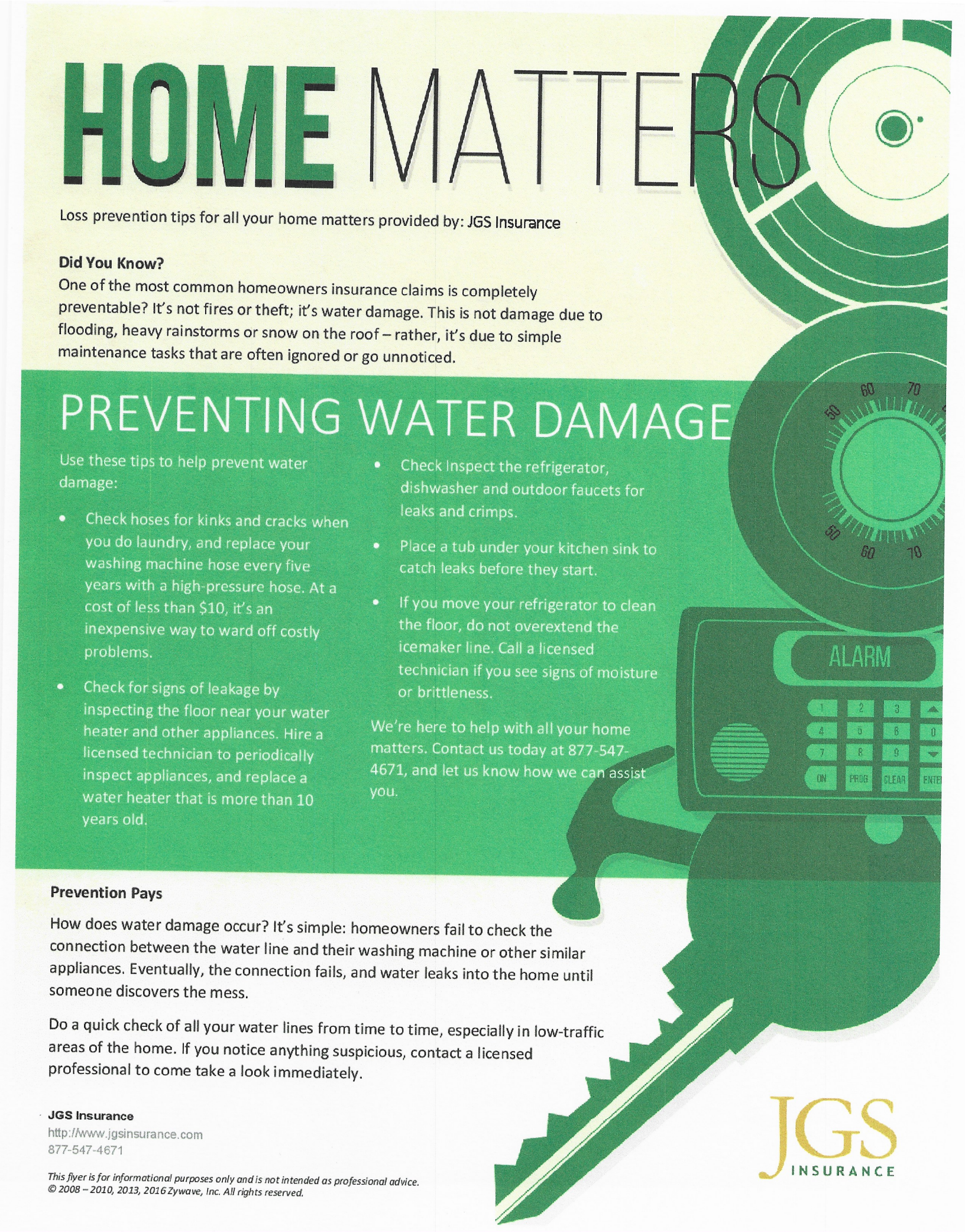
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HOME MATTERS



Loss prevention tips for all your home matters provided by: JGS Insurance

Did You Know?

One of the most common homeowners insurance claims is completely preventable? It's not fires or theft; it's water damage. This is not damage due to flooding, heavy rainstorms or snow on the roof – rather, it's due to simple maintenance tasks that are often ignored or go unnoticed.

PREVENTING WATER DAMAGE

Use these tips to help prevent water damage:

- Check hoses for kinks and cracks when you do laundry, and replace your washing machine hose every five years with a high-pressure hose. At a cost of less than \$10, it's an inexpensive way to ward off costly problems.
- Check for signs of leakage by inspecting the floor near your water heater and other appliances. Hire a licensed technician to periodically inspect appliances, and replace a water heater that is more than 10 years old.
- Check inspect the refrigerator, dishwasher and outdoor faucets for leaks and crimps.
- Place a tub under your kitchen sink to catch leaks before they start.
- If you move your refrigerator to clean the floor, do not overextend the icemaker line. Call a licensed technician if you see signs of moisture or brittleness.

We're here to help with all your home matters. Contact us today at 877-547-4671, and let us know how we can assist you.

Prevention Pays

How does water damage occur? It's simple: homeowners fail to check the connection between the water line and their washing machine or other similar appliances. Eventually, the connection fails, and water leaks into the home until someone discovers the mess.

Do a quick check of all your water lines from time to time, especially in low-traffic areas of the home. If you notice anything suspicious, contact a licensed professional to come take a look immediately.

JGS Insurance

<http://www.jgsinsurance.com>
877-547-4671

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JGS
INSURANCE

HOME MATTERS

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Did You Know?

One of the messiest and most costly homeowner repairs is fixing a burst frozen pipe. Water from a burst pipe can cause damage to carpeting, short out electrical appliances and ruin furniture. Luckily, there are several products on the market that offer some security against these nightmares.

PREVENTING FROZEN PIPES

Spray Foam – Foam is sprayed into the wall to fill cavities around pipes when the temperature cools.

- Foam insulates walls and blocks airflow.
- Make sure you also caulk exterior joints on the outside wall near pipes.

Heat Tape – The tape plugs into a grounded outlet and is then spiral wrapped around pipes.

- Tapes have built-in thermostats that automatically call for power when the temperature drops near freezing.
- When the temperature rises, the power cuts off.

In-pipe Heating Elements – Devices are placed in water and sewer pipes and conduct heat directly into the pipe as needed.

Valve Units – Products are screwed onto faucets (usually outside) and prohibit water from going through when temperatures are too low.

- The valve sensor detects low and high temperatures.
- When the low temperature is detected, the sensor opens a micro-valve to produce heat.
- As the temperature rises, the valve closes.

Safety First

Water expands as it freezes and puts significant pressure on the metal or plastic pipes that hold it. Pipes that are exposed to extreme cold can burst when water expands; these include outdoor hose bibs, swimming pool supply lines, water sprinkler lines and water supply pipes in basements, attics and garages.

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