



December 2010 Newsletter
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Attendance:

- ❖ Beth Holt – Mulloy Properties; Veronica Eberlein, Karen Rice, Cammie Cox, and Michelle Bergant – Crescent Spring Association Board. Lyman Martin was absent.

Minutes Overview:

- ❖ Meeting was called to order at 6:30 p.m. where the board discussed financials
- ❖ Doors were open to the public at 7 p.m.
- ❖ Reminders:
 - Budget A was approved
 - It has been decided that all residents call or e-mail Mulloy with repair requests &/or concerns, they will relay these to the Board. Please put condo number &/or area of concern into subject line of e-mails.
 - Mulloy is maintaining the website. We are currently working to draft forms for requesting additions & planning projects.
- ❖ Topics discussed:
 - Flood insurance is handled by our insurance agent. We are requesting information on which buildings require flood insurance.
 - We are awaiting bids for gutter cleaning, snow removal, and filling the parking lot cracks.
 - The pool restroom door has been replaced and a new lock has been ordered which will match the existing pool keys.
 - The back of building 5 & 16, end of Crescent Spring, front of 372 and island of 368 have been leveled, seeded & sod has been laid – please stay off these areas until further notification.
 - 3 bids will be required for all repair requests that are \$500 or above.
 - Auto debit for paying association dues is available to help avoid late fees!
- ❖ Meeting was adjourned at 8 p.m.

Reminders:

- ❖ Winterize all hoses and water spigots (plumbing tips on back)
- ❖ All holiday decorations shall be taken down in January
- ❖ Set items for dump pick-up out on 12/26-27/10 for pick up on 12/28-31/10
- ❖ Dogs shall be on a leash at ALL times when in common areas of the community. Violators of this policy will receive a letter if their dog is running loose. If after the letter is received by the owner the animal is still at large, Animal Control will be called.

We would like to remind all residents to detach their hoses and shut off their water to the outside faucets to keep them from freezing. Residents have had problems in the past with a few outside faucets freezing and bursting (with the mess in your unit and your responsibility). Mulloy Properties was kind enough to pass this memo. We have no affiliation with Amerispec but thought they provided information that may be helpful.

AMERISPEC COLD WEATHER PLUMBING TIPS

During cold weather, it is important to keep an eye on the plumbing in your home. When the temperatures drop, it is possible for your plumbing lines to freeze. You can minimize the chance of your water lines freezing by taking some common sense measures.

Any plumbing that is either on the exterior wall of the home or is over a garage, is susceptible to freezing. It is recommended that you open the doors on bathroom and kitchen cabinets where plumbing is located to allow warm air in.

Another recommendation is to turn on the sink and bathtub faucets and allow a slow trickle of water to run out of them at all times until it is no longer below freezing. We routinely suggest on the home inspection that any pipes that are run through the foundation be sealed around to minimize water penetration as well as to help eliminate cold air from entering.

It is very important to close the vents in the crawl space area. These openings will allow cold air to freely flow into this area and can allow pipes to freeze.

It is important to remember to disconnect all hoses from exterior hose faucets during the winter months. Failure to do so can cause the hose, the faucet and the water lines to freeze. When the water line freezes it can crack and cause water damage, especially if it breaks between the walls.

We also recommend that the water lines feeding exterior hose faucets be winterized to prevent them from freezing and breaking. If you do not have separate shut offs then you should consider installing insulating covers. You can purchase appropriate covers at any hardware stores.

If you plan to be out of your home for an extended period of time during cold weather, you should turn off the water at your main water shut off. After you have done this, you should flush the toilets and turn on the faucets to allow all of the water to drain out of the water lines. You can then safely turn your thermostat down and none of your plumbing will freeze while you are gone.