

Suncadia Fall and Winter Weatherization Tips

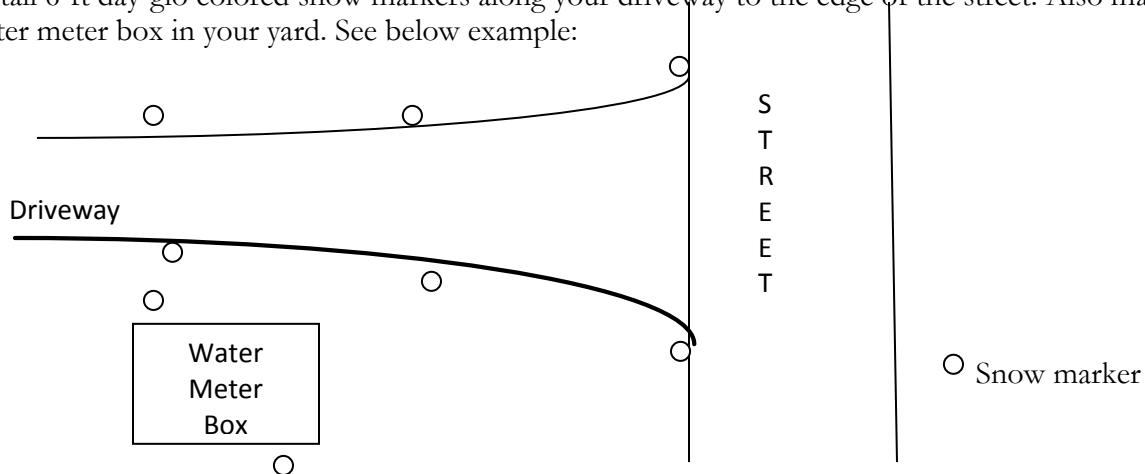
Routine winterizing steps should be addressed every year but there is more that homeowners can do to protect their home. Ours is a four-season climate, which means that first snow usually comes in November; average winter snowfall in Cle Elum is 83 inches but can fluctuate widely. Average low temperature in January is below 20 degrees. **Before** the temperature gets down to freezing or snow begins to fall, be sure to take these additional steps until warmer temperatures return:

Fall Preparation Checklist

- Make sure your smoke detectors have fresh batteries. When the temperatures dip, batteries lose their strength and may cause false alarms. Smoke detectors have a several-year lifespan. Please review the lifespan and servicing requirements for your smoke detectors. New batteries, cleaning and testing should be an annual process.
- Have your heating, ventilation and fire suppression systems inspected and serviced by a professional **not later than October each year.**
- NEVER LEAVE YOUR HOME WITH THE HEAT TURNED OFF DURING LATE FALL OR WINTER MONTHS.** Don't leave areas or "zones" of your home without heat.
- Keep the thermostat set to at least 55 degrees if you plan to leave your home for any amount of time. Make sure any garage heaters are set to keep the temperature above 50 degrees during the cold months.
- Post a plasticized copy of the location of your sprinkler control apparatus and main water shutoff inside your garage on the wall next to the entrance to your home and make sure that you and your family members know how to shut off the water, in case pipes burst. Label all shutoffs so there is no guessing as to which valves shut off your sprinkler system and the main domestic water supply to your home. If you are unsure, have this labeling completed by the sprinkler installation/servicing company or your plumber. Stopping the flow of water can minimize the damage to your home.
- Inspect the exterior of your home for any cracks in the joints, screens, caulking or entry points into the home. The use of weather stripping or caulking to insulate all windows and doors will block excess cold air from entering the home.
- Lubricate all locks with silicone.
- Inspect all vents and dampers.
- Open the cabinet doors under your sink and bathroom sinks and basins, to allow the heat inside of your house to keep the un-insulated pipes warmer.
- Turn on interior water faucets and allow hot and cold water to trickle at night from sinks inside your home, especially those located on an exterior wall. Make sure the drains for those faucets are open.
- Disconnect all garden hoses and other outside water connections. All exterior perimeter hose bibs should be frost free or should have interior shutoffs to be drained prior to the colder seasons. Protect exterior faucets with styrofoam or insulated faucet covers. Yard hydrants should be installed to code to prevent freezing.
- If there is plumbing in your garage areas make sure to keep the garage door closed, insulate all exposed pipes and keep any garage heaters set to 50 degrees. Check your garage door seals at all edges. If you do not have a garage heater, please consider installing one.
- Never try to thaw a frozen pipe with an open flame or torch. If you believe you can safely thaw a frozen

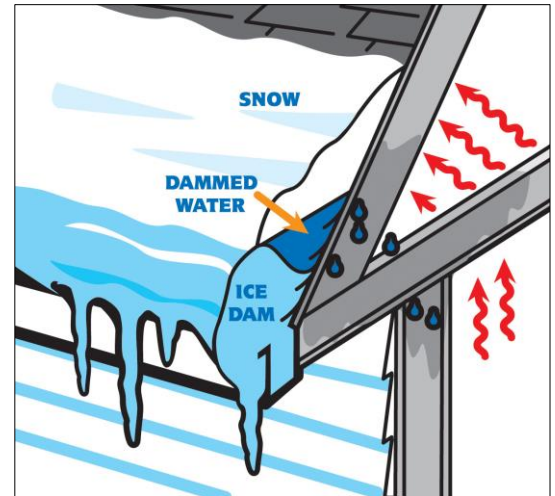
pipe, use a hair dryer plugged into a GFCI outlet. Always be careful of the potential for electric shock in and around standing water.

- If you have a propane storage tank make sure is always ¼ full. Do not let your tank go dry!
- Review any crawl space venting and any water lines exposed to the open vents. Many owners close a portion of their crawl space vents during the cold months. Remember, the venting is there to carry any moisture from the crawlspace to the exterior of the home. There should be no moisture on top of the vapor barrier. Call your contractor if this occurs.
- If you have circulating hot water, keep the pump "on" during the cold months to circulate hot water which in turn will keep the materials in the vicinity of the hot water lines at a warmer temperature than having the pump "off".
- If you leave your home vacant for more than a month, it is wise to pour some "RV antifreeze" in all sink, tub, shower and floor drains. Water will evaporate quicker and you may sense sewer smells if drains dry out. Remember the floor drains in any furnace room, the drain from your furnace and hot water tank pressure relief valves.
- Make sure all exterior drain/catch basins are clean and operational prior to winter.
- Winterize any landscape irrigation systems.
- To remove fire fuels from your yard and to avoid an unsightly look in the spring, mow all grasses to about 3" and rake to remove debris.
- Remove pine needles from roofs and remove pine needles, pine cones and dead vegetation from within 10 feet of the roof edge. Needles in roof valleys form a frozen web, like fiberglass, which adheres to the roof to enhance ice dam formation.
- Plug in roof heat tapes in areas that may be prone to damming, particularly at roof sheds over entrances or walkways.
- Consider having a local service provider inspect your roof to identify options to keep roof valleys clear of ice, reduce the safety risk of ice on roof sheds and over walkways, and minimize ice accumulation.
- Place any debris at the end of your driveway and Community Associations Patrol will pick up.
- Install 6-ft day-glo colored snow markers along your driveway to the edge of the street. Also mark the water meter box in your yard. See below example:



Winter Maintenance Checklist

- An **ice dam** is an accumulation of ice that prohibits melting ice and snow from draining down the roof valley and eaves. The water that backs up behind the ice dam can leak into the home and cause damage to walls, floors, ceilings, insulation, and other areas.
- As snow and ice accumulate, monitor snow and ice buildup on roofs. Remove large icicles as they form, especially at roof valleys. Heavy icicles create a danger for both people and vehicles.
- Snow and ice can slide off of metal roofs, causing a safety hazard near walkways. Consider installing ice guards or spikes on metal roofs to retain snow accumulation.



- A list of service providers that can remove snow and ice is on the home page of the Suncadia Residential Owners Association website www.SuncadiaCommunityAssociations.org. These providers can monitor your home when you are away, and provide a safe solution for clearing snow and ice accumulation.
- Deep snow accumulation can bury address markers. To ensure visibility of your house number in emergencies, please clear snow away from address markers. (If your home is in Prospectors' Reach or the Tumble Creek Cabins, this service is provided by the snow removal vendor.)
- Keeping your driveway clear of snow is a good idea even if you do not use your home in the winter months. If there is an emergency at your home, responding agencies will need access. *Driveways that have not been cleared may also indicate that no one is home.*
- Driveway berms are the result of normal plowing operations and their removal is the responsibility of the property owner (unless in a neighborhood that has a contract for that service). Berms that have not been cleared may accumulate to be 3-4 feet high. If not cleared promptly, the frozen berm may be very difficult to remove.

Other

- Make sure the Community Associations has you emergency contact information and telephone number. Enter website SuncadiaCommunityAssociations.org and Click on Owner Forms and select "Homeowner Information Update." In addition, if you wish to be alerted by phone or text during an emergency, open the website, click on "My Profile", click on tab "Subscriptions," open "Multiconnect." Verify that the phone number is your correct contact number, click if you want voice or text notification. If your information is incorrect, please contact CommunityAssociations@suncadia.com so that we can update.**
- If you need assistance with winterizing, contact one of the Home Services service providers listed on Suncadia Owner's Website or pick up a list at the Community Associations Office.