

Woodhaven Homeowners Association

WINTER WEATHER TIPS

Units with INTERIOR Laundry Rooms

***Any damage determined to be caused by your condominium unit not being sufficiently heated will be the full financial responsibility of the condominium unit owner, not the HOA. **The HOA has purchased portable infrared temperature sensing cameras to check the temperature of your condominium unit. Make sure your insurance coverage is adequate.**

DRIP FAUCETS – OPEN CABINET DOORS – KEEP HEAT ON

- It is very important during cold weather, when outside temperatures reach or stay at freezing for any length of time, that your heat is on to **at least 60 degrees** to help prevent pipe freezing and breaks. The colder the outside temperature and the longer the duration of the freeze means the inside temperature has to be maintained to **at least 68 degrees.**
- Buildings with views of the golf course are susceptible to freezing laundry rooms due to exposure to unobstructed winds from the north. Water and drain pipes are located on both the clothes washer and dryer walls. Since these buildings were constructed with no HVAC vents in the laundry room, we recommend **heating to at least 68 degrees in all condominium units along the golf course** since the laundry room will be colder.
- If you have a door on your interior laundry room, you **MUST leave it open during freezing weather** so warm air can move to the laundry room area, which is susceptible to freezing pipes. Space heaters in your interior laundry room are also recommended if you are present.
- Open cabinet doors to allow heat to get to pipes under sinks and appliances near exterior walls that are not insulated.
- **Even if your unit is vacant, the heat needs to be on.**
- Check your smoke and fire alarms to make sure they are working.
- Clear interior and exterior bathroom vents and dryer vents of debris.
- Items placed too close to heating elements are a major cause of fires and smoke damage in the winter.
- Permit water to drip from faucets when outside temperatures drop below 32 degrees (F).
- Monitor for leaks after freeze when thaw begins.
- Have your chimney inspected and cleaned before use and use it safely.

Insurance claims cause insurance premiums to increase, which cause HOA Dues to increase, so please do your part to help avoid HOA Dues increases in the future

Thank you for your prompt attention to these important winter tips.

AFTER-HOURS EMERGENCY MAINTENANCE CONTACT NUMBER: 214-315-4914