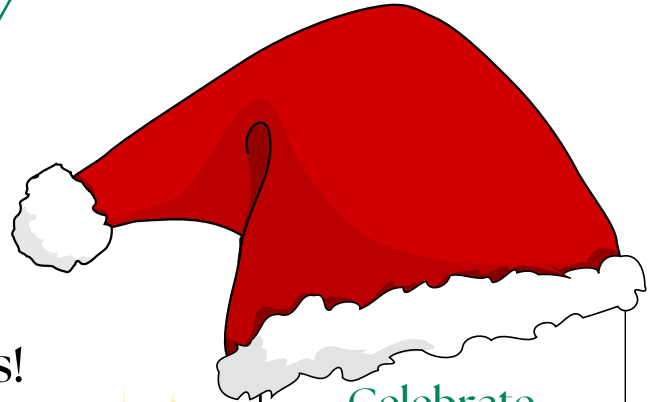


# THE HOLIDAY EDIT

## Winter Tips, Local Events, and Exclusive Service Offers!



### WELCOME TO WINTER!

In case you've been under a rock; **winter is in full swing** here in Central Maine, and the holiday season is upon us!

As we welcome the snow-covered grounds of Sugarloaf Mountain and the beauty of Carrabassett Valley, we're here with a few reminders, and tips to help you keep your property safe, and cozy this holiday season.

This month's newsletter includes maintenance tips, and..

...reminders about our favorite upcoming events, holiday safety, and exclusive service promotions.

Winters up north can be harsh. But a little winter preparation goes a long way.

Understanding your maintenance responsibilities as a condo owner in your Association is the first step!

*CondoHQ team x*

### Celebrate Winter in the Valley!

#### Sugarloaf Holiday Tree Lighting:

December 21,  
5:45 PM on the  
Beach -  
Fireworks at  
6:00pm

#### Horse and Carriage Rides:

December 26,  
2:00pm-  
4:00pm on  
Main Street

#### New Year's Eve Fireworks:

December 31,  
9:00 PM in the  
Sugarloaf  
Village.



# Condo Maintenance Tips:

## Deck Shoveling:

### **\*IMPORTANT\***

Most Associations contract for front entrance shoveling, including steps and pathways.

However, most rear and or side decks are the responsibility of the individual owner.

Private deck shoveling is required by the owner to prevent heavy snow loads from damaging the building, and in some cases to prevent snow melt from penetrating the building envelope.

**Please contact our office if you need assistance hiring a shoveling team.**

## CHECK FOR ICE DAMMING:

Whether you own a private home, or own a condo within an Association, you should often be checking your roof when coming and going to see if there is any large build ups of snow and ice.

Not properly clearing a roof can lead to unintended water infiltration during long term freeze thaw events.

Please contact your property manager when large ice dams are present so these can be properly addressed as they may also pose safety hazards.



# SPECIAL HOLIDAY PROMOTION

## CHRISTMAS TREE PICK UP AND DISPOSAL:

Let us handle the post-holiday cleanup!  
**We're offering a Christmas tree pick-up and disposal service for just \$25. Book by Sunday, January 5th to take advantage of this convenient offer.**

**Pick ups will be scheduled for Monday, January 6th.**

**Christmas trees will need to be left undecorated on the units front entrance steps for pick up the weekend of January 4th/5th. No earlier, and no later.**

*If you require additional assistance, please reach out to our office to see if we can accommodate additional services following our collection on Monday, January 6th.*

*Please remember - **Trees that are not watered and properly maintained pose a greater fire risk. Dispose of your seasonal trees timely and safely.***



**CHRISTMAS TREES  
CAN NOT BE LEFT AT  
YOUR ASSOCIATION  
DUMPSTERS.**



## Hosting for the Holidays - Condo Safety Edition

**Planning to host a holiday gathering? Here are some tips to keep your guests safe and your property in great shape:**

**Christmas Tree Safety:** If you're using a real tree, keep it well-watered to avoid fire hazards, and use lights labeled as "indoor-safe."

**Mind the Fireplace:** If you have a wood-burning fireplace, ensure the chimney is clean and only burn seasoned wood.

**Avoid Clutter:** Keep countertops clear of decorations or items that can catch fire near cooking surfaces.

**Inspect Lights:** Check holiday lights for frayed cords, broken bulbs, or loose connections before use. Always unplug them when leaving or sleeping.

**Avoid Overloading Outlets:** Use surge protectors to plug in lights and appliances, and avoid connecting too many strands of lights together.

**Space Heater Caution:** Keep portable space heaters at least 3 feet away from anything flammable and turn them off when not in use.

**Manage Guest Parking:** If your condo has limited parking, coordinate with your guests ahead of time to avoid overcrowding or blocking neighboring units. Ensure walkways remain clear for emergency access.