



SWANSBORO COUNTRY PROPERTY OWNERS ASSOCIATION

Newsletter - March, 2020

Visit us at SCPOA.info

SCPOA.info and this newsletter are the only sources for official and accurate information about your association.

Having just completed the driest February in State history (since weather records began being kept nationally in 1880) this article should serve as a reminder that we should all begin now to help make our community a fire safe one.

We should all be chipping in to do our part to keep our property clean of dead grasses, branches, twigs and any type of fuel that may feed or spark a fire. We should also be willing to help our neighbors with these tasks if they are unable to. Why, well with the rise in insurance cancellations and policy non-renewals why wouldn't you like to help create a fire safe community?

What that means is it takes the entire community to do their collective best to put best practices in fire safety to work to help us all. That resulting help will result in a potential drop in home owners insurance costs, and may help those with renewal and cancellation issues to get policies renewed.

The old adage of it takes a community to raise a child applies equally well to it takes a community to create fire safety. So please do your part to help us all become a fire safe community.

You may have already noticed that fire fuels reduction has begun along the Rock Creek Road corridor. The grant monies secured for this endeavor where in part due to the actions of the SCPOA board from 2018. Beginning along that area will help create a fire break to help ensure safety to Swansboro. Also, areas between Swansboro Road and the One Eye Creek area are scheduled for fire fuels reduction.

So help keep the grants going, and help obtain new grants by keeping track of your own yard work cleanups. Download the Activity Tracking Log on the scpoa.info website's home page under the 'Scpoa-MosquitoFSC Chipper Program' section (and it can be found at the www.mosquitofsc.org website as well). A sample tracking log can also be downloaded as an example as to how to complete the form.

During the member's Open Forum at the January 18th board meeting a member asked about lighting along the common area airport, and would that lead to night flying. The answer was provided by airport committee member Tom Best. Lighting would not be tied into night flying. Rather it would aid pilots during dawn and dusk periods when natural lighting isn't at its best by placing lighting along the edges of the runway. It would also aid pilots to keep their aircraft on, or closer to, center line. The board did approve, in late 2018, to purchase reflectors for this purpose, but to date the airport committee has not acted on this motion. The reflectors option was also an item that appeared on the SCPOA website as a poll. All pilots were invited to take the poll, over a 30 day period, to decide on the style/design. Reflectors, already budgeted for, are probably more cost effective than an led lighting system. Also, as there are plans to restripe and renew the numbers with paint it may be more efficient to simply paint lines on the sides of the runway's length. This is something the board will have to revisit to see what is most cost effective.



With about a month of winter remaining, and the prospect of PG&E safety power outages looming for the spring and summer, it may be time to service your generator, whether portable or permanent whole home. For those of us with whole home units the instructions below can help conserve propane, if wanted, by providing the best method to stop or start your machine.

To shut down a stationary, whole house generator when it is running follow the steps below. You may want to shut down a running generator to check oil level, perform maintenance, or stop over night to conserve propane. It is recommended that engine oil level be checked every 24 hours during power outages that exceed 24 hours.

It is recommended that if you do not feel secure in the disconnect, or the re-start, process that you simply leave your generator alone. Contact your generator installer, or technician, to assist.

This process is based upon Generac and Honeywell whole home, air cooled, stationary generators that have an ATS (automatic transfer switch). Refer to your owner's manual for instructions or for other manufacturers assistance.

To shut down generator when it is running and supplying power to home (no PG&E utility power available)

- [1] Switch main breaker in generator housing to **OFF** (OPEN) to disconnect power from home. NOTE: this may be located on the outside side of the generator cabinet, or on some newer models it may be on the inside of the cabinet. This is NOT the On/Off/Auto switch.
- [2] Wait 1 minute while generator runs with no load to cool down.
- [3] Switch generator control switch to **OFF**. (This is the On/Off/Auto switch, not the main breaker)
- [4] That's it. Leave the generator as is until it is time to restart it.

To re-start generator when utility (PG&E) power is out:

- [1] Ensure main breaker at generator housing is **OFF** (OPEN). Again, this may be located on the outside side of the generator cabinet, or on some newer models it may be on the inside of the cabinet. This is NOT the On/Off/Auto switch.
- [2] Switch generator control switch to **AUTO**. Generator should start. (This is the On/Off/Auto switch, not the main breaker)
- [3] Wait at least 30 seconds after generator has started running for it to stabilize.
- [4] Switch main breaker in generator housing to **ON** to apply power to the house. Again, this may be located on the outside side of the generator cabinet, or on some newer models it may be on the inside of the cabinet.
- [5] That's it. Leave the generator as is until time to shut down, or if utility power (PG&E) returns the generator should reset itself in the standby mode.

This process is based upon Generac and Honeywell whole home, air cooled, stationary generators that have an ATS (automatic transfer switch). Refer to your owner's manual for different brands or instructions.

Never stop a generator that is running under load (providing power to anything). Always disconnect the load before stopping a generator. It is recommended that if you do not feel secure in a disconnect process, or re-start situation, that you simply leave your generator alone. Contact your generator installer, or technician, to assist.

This has been written as an informational guide only and should not be suggested to replace any owner's manual or the expertise of a qualified generator installer or technician. There is no warranty, express or implied, in your use of any of this information. Use is at your sole risk and discretion.