

EMERGENCY INFORMATION at Sunset Meadows

Last summer during the fire in a clothes dryer, no one knew how to turn off the electricity. In another incident, a resident turned off a neighbor's water by mistake while a broken water heater was flooding their house. To be sure water and/or electricity can be turned off in an emergency, you are urged to test these procedures. Paint may make electric boxes difficult to open and can be unsealed now instead of in an emergency. Old water valves may be a bit rusty and can be worked a few times with a wrench to be sure they will turn easily in an emergency.

Here is how to locate circuit breakers and main water valve:



At left are electric meters for adjacent condos located at the rear of some of the older condominiums. Some of the older condos have meters in front by the kitchen window. The little lever shown on right of the meter is lifted to expose the master circuit breaker for the condo. Individual circuits are located inside the house and could also be used if accessible during an emergency.

The newer units have their electric meters in front of the condo. Instead of a latch, the door to the right of the meter slides down (if not

stuck with new paint) and exposes all the circuit breakers for the unit. The two master circuit breakers are labeled in the center.

WATER: In the older units each block of condos has a set of meters in the same order as the condos. For example, in the picture below there are four concrete meters. If facing the 4 condos, your condo is on the far right of block, then your meter is the one on the right. The small flap in the middle is lifted exposing the meter and a hand valve that when turned shut off your water.



The new units can be a bit more complicated as the meter boxes are not always directly in front of the unit as shown on the picture to the right. The picture is for units 1601-1607 Oakpatch cul-de-sac, and the meters are located behind and to the rear near the Oakpatch street.

Some of the new units do have meters in front of condos and others have them divided in two pairs. In any event we urge you to locate the meter and valve for your condo.

FREEZING WEATHER: The faucets in our complex are made to withstand overnight freezing provided a hose is NOT attached, blocking the normal draining in the faucet. To protect against a long freeze, the Association places faucet covers and takes them off in the Spring.

Covering house vents to the crawl space is not necessary except to save on heating bills. The problem is that covered vents in milder weather promote dry rot.

During an extreme freeze, as happened in the winter of 2013-14, the only problems encountered were in kitchen pipes below the sinks in only two condos. These are the only water pipes on exterior walls. During a multi-day freeze, the cabinet door below the sink can be left open and perhaps allow a slow drip from the faucet.

Sunset Meadows Homeowners Association