



Fall/Winter Prep



Take preventative measures to ensure you have a safe and warm winter. During fall before winter if you become aware of items below needing attention notify your property manager so issues can be remedied.

If you are a single family home resident you may responsible for some of the below mentioned winter prep yourself. Feel free to contact your property manager with any questions you may have.

To avoid many of the problems associated with winter, remember to keep your home warm. It is important to keep some heat on, especially if you are away from home for any length of time. You should keep the heat at least 60 degrees or above 24 hours a day during periods of extreme cold (below 32 degrees). Temperatures that fall below 20 degrees, particularly when accompanied by strong winter winds,

dramatically increases the possibility of frozen water pipes and the resulting damage from bursting and flooding. It's important that you plan ahead.

Resident Comfort Can Be Increased And Inconvenience Decreased While Also Reducing The Potential For Owner Financial Loss If We All Follow Simple Guidelines.

Windows and Doors

- Check all the weatherstripping around windows and door frames for leaks to prevent heat loss. Contact your property manager if your weatherstripping is deteriorated and you can see light around your door or if you have a significant gap. Adding a towel at the base of the door at night can further eliminate heat loss.
- Inspect windows for cracks, broken glass, or gaps. Keeping your blinds closed will also help to keep heat in during the cold winter days.

Heating, Ventilating, and Air Conditioning

- In single family homes it is the residents responsibility to clean and/or replace the air filter regularly to ensure the furnace operates efficiently and this also improves indoor air quality. This should be done at least quarterly.
- Check that smoke alarms and carbon monoxide detectors are in working order, checking and changing the batteries at least every 6 months is the residents responsibility.
- Remove air conditioners from windows or cover them with insulated liners, to prevent drafts.

Balconies, Decks, Gutters, and outdoor areas

- Be sure to move outdoor furniture, planters, or items on your deck or balcony that are not covering drains or openings, so rain water or snow melt can drain away from the home and/or building.
- Multi-family residents if you notice a clogged gutter or downspout, please notify us by submitting a work order.

- Single family residents you may be responsible for cleaning the gutters of your home, check your lease. If you are, but would rather have us take care of that for you. Contact the office for a cost estimate.
- Single family residents please ensure that your property landscaping and shrubbery is trimmed and pruned away from the sides of the home and that all vents and openings are covered to prevent insects, birds, and rodents from getting inside to nest in a warm place.

By working residents and managers working together during the changing seasons we can ensure the property you live in is well cared-for and comfortable through-out the wet and cold season.