

# McNeill News

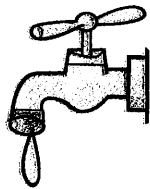
## Winter 2014

### Preventing Frozen Pipes

Pipes subjected to the cold can freeze and burst. It has happened at McNeill Farms several times this winter. Owners are responsible for their plumbing and thus responsible for **water damage** to their unit and possessions as well as damage to their neighbors' if pipes break. And it is not just getting rid of the water. Soaked framing, drywall, carpets, furniture, appliances, and anything else at risk for mold and mildew must be replaced. Here are a few tips to protect your property during this winter's frigid temperatures.

#### **To keep pipes from freezing:**

- Allow a trickle of water to run from your faucets – both hot and cold. Remember the shower.
- Open cabinet doors to let air circulate around pipes.
- Disconnect any hoses from outside valves.
- The thermostat should be set to a temperature no lower than 65°F. If you will be going away during cold weather, leave the heat on.
- Do not shut off utilities during these cold temperatures. If your unit must be empty have it properly winterized.
- Know where your water valve is located in your home and how to shut it off. In our condos this is near the ceiling above your hot water tank. If your basement is finished, you may have to look over the framing.



#### **If your pipes freeze or break:**

1. Contact the Case Bowen emergency service at 614-460-5246. Do not call the Clubhouse.
2. Call a plumber.

3. Call your insurance agent. If you do not have insurance for the inside and contents of your unit, get some.

### More Cold Weather Tips

- Make sure your furniture isn't blocking your home's heating vents.
- Close the doors to unused rooms and use a rolled up towel to block the crack at the bottom of the door.
- Hang a blanket over the window to help retain heat.
- When using heating sources, such as your fireplace, or a space heater, take safety precautions. Keep a fire extinguisher handy. Be sure smoke and carbon monoxide detectors are working.
- Do not warm up your car in the garage, even if the garage door is open. This can cause a build-up of carbon monoxide which can seep into your living space. This is a concern in warm weather as well as cold.
- When outdoors, walk carefully and be aware of uneven or slippery surfaces under your feet.

### Snow Removal

The general threshold for initiating **snow removal** is after 2.5 inches has fallen. During and after a snow event, **DO NOT** park in front of the mailboxes. Keep in mind that any place that a vehicle is parked cannot be cleared of snow.

### Maintaining Your Home for Safety

As mentioned above, we have to be vigilant as maintenance issues in one condominium unit can affect more than just the residents of that unit. Taking care of the issues inside your home makes living at McNeill Farms safer for everyone.

This year the condo association is having chimneys inspected. If you are notified to do so, please make arrangements for the inspector to enter your home so

he can check from the inside. **Chimney cleaning** is an owner responsibility, but deferring it can cause a fire.

Another fire hazard is **clogged up vents on clothes dryers**. Lint should be removed from the vent and dryer hose at least every two or three years. This also makes the dryer work better.

As mentioned previously, burst pipes can flood more than just one unit. **Plumbing issues** in general should be addressed by the unit owner in a timely manner as even just a leaky faucet impacts the property water bill and by extension our fees. Mold and mildew issues from wet flooring can also be a problem.

Every resident should have **contents insurance** for their unit and belongings. It can be a life saver if there is an unexpected emergency – for both you and your neighbors.

It may save money in the short run to put off action on maintenance issues, but it can affect all of us. Please be responsible neighbors.

### **Be Considerate in Common Areas**

Remember:

- Children live here. Drive carefully especially when the **school bus is loading or unloading** at the main entrance. Getting to your destination two minutes earlier is not worth the life of a child.
- The **speed limit on the property is 12 mph**. People walk on the streets. Please drive slowly and be aware of your surroundings.
- Cold weather makes those **two parking spaces** per unit in front of the building a necessity for residents who are older or disabled or have a baby to carry in and out, etc. If you have guests coming tell them to park in the extra spots that are generally located near the mailboxes.
- **Pick up after your pet**. Do not let waste sit there to become a disgusting mess when the snow melts.

### **Help the Less Fortunate**

The Clubhouse will continue to serve as a collection point for food donations to the **Pataskala food bank**.

Please bring any non-perishable (preferably healthy) food items to the Clubhouse during regular operating hours. We will make sure it gets to the bank.

### **Planning Ahead – Spring Cleanup**



If you are interested in **volunteering** for a Spring Cleanup Project please leave your name and contact information at the Clubhouse.

### **On the Web**

Find community information/news/updates on our web site at [www.mcneillfarms.com](http://www.mcneillfarms.com), Twitter **@McNeil Farms**, or Facebook <https://www.facebook.com/McNeillFarmsCondos>

To subscribe for emergency notifications via Facebook or Twitter:

- By text messaging- text the word “McNeillFarms” to 84483
- By email – go to <http://ow.ly/mVkf> and follow the instructions

### **Property Manager’s Hours on Site**

Jody Rine is on site most Tuesdays (by appointment) and Thursdays (open office hours) from 9:30 a.m. to 5:00 p.m. Contact her at (614) 799-9800 extension 17 or via e-mail at [jrine@casebowen.com](mailto:jrine@casebowen.com).

### **Reporting Maintenance Issues**

Report external maintenance issues to the property manager. Forms can be found at the Clubhouse, at [www.mcneillfarms.com](http://www.mcneillfarms.com), or send a detailed e-mail to Jody at [jrine@casebowen.com](mailto:jrine@casebowen.com)

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Submit newsletter ideas or articles in writing to the Clubhouse or to Jody at [jrine@casebowen.com](mailto:jrine@casebowen.com).

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Thank you to Jessica Kane, Jody Rine, and Theresa Uher for their contributions to this newsletter!