

IMPORTANT WINTER REMINDER

1) In past winters, many of our neighbors suffered broken water pipes in their garage after failing to fully drain the pipe to the outdoor faucets by removing the drain plug. Don't forget to turn off your outside water faucets by the internal shut off valves. More importantly, don't forget to drain the line by removing the screw plug that releases the vacuum and allows the water to fully drain out. If this is not performed, you could experience a water line break in your garage. Even if you shut off the water valves and open your outside faucets, water remains in the line and freezes, resulting in a broken pipe. Depending on your home's floor plan the water turnoff valves and drain plugs will be in one of two places. If your kitchen is located at the rear of your home, your front faucet valve and drain plug should be in your furnace room and your rear faucet valve shut off should be located under your kitchen sink. Most other homes have both front and rear outside water faucet's shut off valves and drain plugs located in the furnace room. Most Thomas Builders homes appear to be fitted with black plastic valve screws while Ryland's appear to be brass.

2) Homeowners should inspect and clean their roof gutters once a year, especially if you live close to the woods that border our community. If you don't clean your gutters or have a device like a gutter helmet to prevent leaf litter from entering, you may be exposing yourself and your neighbor to water damage. With the new drainage system, water is taken away from our foundations but only if the water is allowed to freely flow into your homes' gutters and downspouts. Leaves block the flow of water in the gutters resulting in water pouring over the sides. Water flowing over the gutter sides, stains the house with dirt, and causes mold to grow. It also erodes the ground at the base of the foundation causing water damage to your basement and to your neighbors. It can also backup into your house and lead to wall and ceiling damage. Excessive water around the foundation of a home may eventually cause cracks around the foundation walls. Our new manager, Amanda Stagno (410-553-9500 x 31) has the name of a handyman who cleans the rain gutters on the neighboring condos. She can provide you with his name and number to discuss his cleaning your rain gutters for a fee.

3) As our homes age, some areas need to be repainted. Thomas builders provided the HOA with the color schemes for the homes they built and that information is available on our web page. The code numbers correspond to Duron paint colors and are available at any Duron paint store. Remember any exterior changes not in keeping with the original color or appearance must be pre-approved by the architectural committee. Request forms are available on the website.