

TOXAWAY VIEWS HOMEOWNERS ASSOCIATION WINTERIZATION POLICY

Because owners are responsible for water damage caused by leaking or burst pipes, not only to their own unit but also ultimately to their neighbor's, the TVHOA BOD recommends that owners winterize their units during the winter season. We suggest that the winter season be defined as November 1 through April 1.

If owners use their units sporadically between these dates, they should re-winterize after each visit.

Generally, winterization includes shutting off the water, draining water lines to relieve pressure, adding environmentally suitable antifreeze to sinks and toilets, and setting the thermostat to a point which will keep the unit from freezing or contribute to the freezing of adjacent units.

TOXAWAY VIEWS HOMEOWNERS ASSOCIATION Winterization Suggestions:

The following are considered to be minimum items to accomplish winterization:

1. Shut off water supply
2. Drain water lines
3. Shutoff power to HW heater
4. Empty toilet bowls and tanks
5. Put environmentally safe antifreeze into all sink drains, toilet bowls, toilet tanks and tub drains
6. Adjust thermostat to a minimum of 55 F
7. Empty ice trays & replace tray under ice maker

Upper level units will be more likely to experience freezing conditions and should be given special attention.

Suitable antifreeze is widely available at discount, sporting goods and RV supply stores. It is propylene glycol based and labeled to be safe for septic systems. Automotive products, even if made with propylene glycol, are not suitable and will damage septic tanks.

Owner should check with their insurance companies to assure that they carry adequate content and liability coverage should there be a leak. TVHOA will not pay for damage to individual units and may act to recover damages if negligence by an owner causes damage to infrastructure.