

STRAWBERRY FIELDS CONDOMINIUM ASSOCIATION

December 2014 Newsletter - Supplemental

Winter Warnings: If you have a garden hose hooked up to the building please disconnect it now. If garden hoses are left on during cold weather the pipes could freeze and break and then cause a flood when they thaw. If it's your hose, it will be your responsibility.

Also, make sure if you leave for vacation that you have your unit temperature set **no lower than 55 degrees**. You may also want to open the cupboards below the sinks and turn off the water to your washing machine and to the toilets. **If pipes freeze, break, and cause a flood due to low temperatures in the unit, it is the owner's responsibility, not the HOA's.**

When it snows, please park your cars so that the sidewalk is not covered up. The snow removal folks will not shovel under the cars. They need as clear a path as possible to do the sidewalks properly.

Before it snows, the snow removal company will set out **orange buckets** with sand in them. The lids **easily screw off** so you can access the sand. We suggest you get your own container to fill with this sand to keep by your front door before it snows. **If you buy your own ice melt it must be safe for cement.** It will say this right on the bag. Using the incorrect ice melt was a huge reason for the steps falling apart.

Snow removal takes place when the average snowfall in the community is **2" or more and the snow has stopped falling**. Steps are cleared off, sidewalks shoveled, roads and garage areas plowed. They will not hand shovel right up to the garage doors so there will be some snow your car will need to clear. They also put down sand on the roads and ice melt on the sidewalks and stairs as needed. There are not too many places to put all the plowed snow, so most of it is put at the end of the garage areas.

If there is an area that you feel needs special attention, please contact Z and R Management. Do not talk to the snow removal people. They have instructions to respond only to Z and R.

Please remember that you live in Colorado and invest in a **good pair of snow boots**. You will not get much sympathy if you call and complain about the ice or snow while wearing your slick-bottomed dress shoes.

if they know of an empty unit in their building to contact you so we can make sure the utilities stay on. The almanac says this winter will be very cold again :-)