



Keeping the Community Informed

Turning off outside hose faucets

All townhouse residents should turn off the water to their outside hose faucets by November 1st in order to prevent freezing and possible rupture of the water pipes during the colder months. Shutting them down is a three step procedure:

Step 1: In your furnace/water heater room you will see an “elbow” pipe sticking down from the ceiling with a faucet (there may be a tag attached which reads “hose bibs”). Get a step stool, reach up and turn the faucet clockwise until it is shut tight. You may hear a “hissing” sound as water shuts off.

Step 2: Go outside your unit to each of the hose faucets (front and back) and *open* them by turning the faucets counter-clockwise. Some water will probably run off—this is normal. Make sure you’ve opened them completely and *leave them open* until you turn the water back on in the spring.

Step 3: Go back to the furnace/water heater room, look directly under the faucet and attached to the pipe you will find a small, approximately ½ inch in diameter cylindrical valve cover. Twist the cover counter-clockwise to open it.. **NOTE:** Residual water from the pipes will start to drain from the valve, so have a small container handy to catch it. Allow the water to drain completely into the container. Leave the valve in the open position until water is turned back on in the spring.

That’s it!

1. Note: UNIT OWNER RESPONSIBILITY: The unit owner is responsible for turning off the outside water system each fall. Neither the condominium nor the Pondside Home Owners’ Association have any responsibility for draining, restoring, or repairing damage due to freezing of pipes in units, including the pipes supplying the hose valves. Further, if a pipe breaks in your unit and floods the adjacent units, you will be liable for all damage to the adjacent units and the possessions of those unit owners.
2. DISCLAIMER: This procedure is offered as information to the unit owner. Neither the condominiums nor the Pondside Home Owners’ Association are responsible for the correctness of this procedure or for any damage that results from following the procedure.

HOA Board of Directors