



Keeping the Community Informed

Turning on the outside hose faucets

All townhouse residents should turn on the water to their outside hose bibs by May 1st.

CAUTION: Only turn on the water for the season on a day when you will be at home for several hours. DO NOT turn on the water just before you leave for work, shopping, or before you go to bed at night. In the unlikely event of a leak, you will flood not only your unit, but your neighbor on either side.

Step 1: Go outside to the front of your unit and close the hose faucet.

If you find it closed, be extra alert for possible pipe leaks after you turn the water on in the utility room. Go outside to the back of your unit in the patio area and close the hose faucet. If you find it closed, be extra alert for possible pipe leaks in the corner of the basement family room behind the fire place (if you have a basement fire place) after you turn the water on in the utility room.

Step 2: Go to basement utility room. Have a small plastic container ready to catch water, which may drip from valve. (Valve Location: Usually in the utility room ceiling, near the hot water heater. Description: Has small protrusion about the size of a pencil eraser on one side of the valve. May have tag labeled "Hose Bib").

Replace the small brass cap on the side of the valve. Tighten the cap just hand tight.

Step 3: Open the water pipe faucet by turning counter-clockwise. You will hear a rush of water filling the empty pipe. This sound should stop in less than a minute when the pipe is full. (If the sound does not stop, either one of the hose faucets is open or leaking, or you have suffered a frozen pipe rupture during the winter. If the sound does not stop after checking the outside faucets, SHUT the valve immediately to minimize water damage from the leaking pipe.) **CAUTION:** Do not over tighten the cap or packing nut using tools. You may damage the valve. Replacement will require an expensive visit from a plumber unless you know how to solder copper pipe.

1. **UNIT OWNER RESPONSIBILITY:** The unit owner is responsible for the correct restoration of outside water system each spring for watering of the grounds. 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