

2022 Spring News

Spring Inspection

Our Spring inspection is just around the corner. (May). Our Management Company will do a Spring and Fall Inspection. These inspections will include common areas of the grounds and exterior building maintenance. Also included in these inspections are anything a homeowner is responsible for. Between these full inspections, weekly drive throughs are done, and we have a third party inspector that checks for violations weekly.

Trash Talk

There seems to be a large amount of issues regarding trash in the community. Trash is not to be placed out until after 6:00pm the night before pick-up. Our community documents indicate that there is a \$100.00 automatic fine. This fine is for placing out early or after pick-up has occurred and also applies to putting recycling out early or leaving your bin out after pick-up and not picking up after your pet immediately.

Ball Playing/Toys

Our management company has received reports that in some locations, children are throwing a football from one side of the street to the other or playing in the streets. Please remind your children to play away from the roads (not over or in) and in a grassy area away from the homes. Hanusey Park is a great place to go as well.

Bicycles, balls, toys of any kind should not be stored or left on the front or rear patios or left on the grounds. Please bring items back inside when not in use.

Water/Sewer Lines

Homeowners are responsible for cleaning, repairs and replacement of the water and sewer lines that services your home. Unit owners are advised NOT to dispose of the following items into the kitchen drainage system:

Meat Fats	Lard	Cooking Oil	Shortening
Butter	Sauces	Margarine	Food scraps
Baking Goods	Dairy Products		

It is recommended that everything above, except for maybe dairy products, should be bagged and disposed of in the trash.

Unit owners are also NOT to dispose of the following items into the sanitary sewer system or sewer lines:

Feminine Products Paper towels Napkins Wipes of any kind toys

These items do not breakdown/disintegrate eventually causing clogs, sewage backups and overflow into unit basements.

Upon notification of the occurrence of a sanitary sewer clog, the homeowner is to engage a licensed plumbing/drain cleaner contractor to investigate the clog, which will include camera inspection of the pipe and clog. For further explanation of this see your documents Article V, Section 5.4.

The Board of Directors recommend contacting one of the following licensed plumbing/drain cleaning companies because they have had experience in Patriots Ridge Condominiums with these types of sewage line issues and know what to look for:

Zoom Roto Rooter Knieses

Back ups can occur in multiple homes from just one person putting items down the drain that is not permitted and can be very costly for yourself and your neighbors. The Association is not responsible for the cost of these invoices. Each homeowner in the building affected will receive a special assessment for the cost of these services, repairs, and replacements of the lines. This lines are considered limited common elements and are the responsibility of the homeowners.

Pets

Cats are not permitted to be left outside. If a homeowner wants to allow their cat to be outside, you must be outside with your cat and have him/her on a leash and keep them away from screens, mulch beds, and other homes.

While walking your dog, please remember the following:

- Keep dogs out of the mulched areas, fresh soil, or straw (sometimes used with newly applied seed or SOD).
- Pick up all waste immediately.
- Dogs must always be leashed and with their owner and controlled.
- Dog leads are not permitted.
- Dog waste containers must be small decorative cans with a lid.

HOME SAFETY TIPS



Smoke Alarms

A smoke alarm is required on each level of a house. They should be tested monthly, cleaned yearly (vacuum or blow out the dust) and the batteries replaced as needed.



Carbon Monoxide Alarms

Any type of combustion (burning) produces carbon monoxide, which is a deadly, odorless poisonous gas. Homes should have a carbon monoxide alarm in the immediate area of bedroom doors (within 15 feet of each door) or installed in each bedroom if a house uses oil or gas for heat. They should be tested monthly, cleaned yearly and the battery replaced yearly. If the device activates, remove everyone from the house and call our fire company.



Portable Fire Extinguishers

A portable fire extinguisher can be useful in the event of a small fire if a person has been trained in how to use it and knows what to do in the event of a fire. A multipurpose (can be used on most fires), ABC type fire extinguisher with a 2A or 3A rating is good for house fires. The fire extinguisher can be purchased at a home improvement store or online. They are for small fires like a trash can or cooking fire. Read the instructions and the label on the fire extinguisher to learn how to use it. Keep it in a readily available location. Check it monthly for damage and to ensure that the arrow in the pressure gauge is in the green area. Two things to do before attempting to use a fire extinguisher are to ensure everyone is out of the house and our fire company has been called.



Dryers and Dryer Exhaust Vents

The exhaust vent pipe from a dryer removes lint to prevent it from overheating and causing a fire. The vent pipe usually travels to the outside through an outside wall with a louvered cover to let the air and lint out but keep the weather outside. Clean the dryer's lint catcher after each use. Yearly disconnect the flexible vent piping from the dryer to the pipe in the wall at the wall and use a shop vac to blow out any lint in the pipe from the wall to the outside of the house and clean up any lint on the grounds. Also check the louvered cover on the outside of the house to ensure that when the dryer is running the louvers open (may be painted shut or clogged with lint). If they do not open, clothing will not dry properly or take a long time to dry.



Basement Sewer Pipe

The drainpipes in a house travel down to the basement into a black iron or white plastic sewer pipe that takes liquid waste to the underground sewer system. Occasionally a joint may leak, or a pipe may crack. Periodically check your sewer pipe for leaks, water on the floor or an odd or foul smell in the basement. If found it should be addressed immediately.

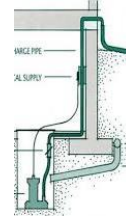


Outdoor Faucet Freeze Protection

In sustained below freezing weather the water in the line leading to your outdoor faucets may freeze causing the water to expand and burst the pipes resulting in water in the basement. To prevent this, homeowners should have frost proof faucets or a shut-off valve inside the house that has a drain port on the side of the valve to drain water out of the pipe between the faucet and the inside valve.



FROST PROOF FACUET



PIPE SLOPES DOWN

Sump Pump Drain Line Freeze Protection

In sustained below freezing weather if there is water in your sump pump drain line between the house and the outdoors it may freeze, expand, and burst the pipe resulting in water in your basement. To prevent this, ensure that the pipe is not level, but slopes slightly toward the inside of the house or toward the outside so no water lays in the pipe.

Patriots Ridge Condominium Association - Board of Directors