



Clearbrook Village

NOTICE 2023 / 2024

PREPARE YOUR UNIT FOR WINTER

Winter is almost upon us. Please consider the following as you prepare your unit for winter.

1. **Outdoor water faucets (spigots):** In order to avoid frost damage to the water lines, damage to your unit and expensive repair:
 - remove and store attached hoses
 - shut off the water valve inside your unit
 - open the outdoor water faucet/spigot to let excess water out and leave open
 - if pipes freeze and break due to faucets not being shut off the resident will be held responsible for the cost for repairs.
2. **Condensation, high humidity and mold formation:** As the temperature gets colder, condensation may form on your indoor windows. Cooking at high temperatures for a long time adds high humidity to the air. High humidity and warm temperatures inside your unit is the perfect environment for serious mold formation. To reduce condensation and high humidity:
 - open your window a crack to keep air circulating
 - turn your kitchen stove hood fan on high when cooking **AND BOILING WATER**
 - keep a small space between large furniture and the wall to keep mold from forming behind your furniture
 - use your ceiling fans, even when the weather is cool/cold
 - clean your bathroom fans and vents at least once a year to improve circulation.

These simple methods will reduce the cost of maintenance and repair.

3. **Dehumidistats:** A bathroom fan and dehumidistat was installed upstairs to vent humid air and increase circulation. The fan must be running to be effective. Set your dehumidistat dial to between 30% and 40% humidity. The fan will come on automatically at this level of humidity.
4. **Snow Clearing:** The Strata Council has arranged for snow removal on the Clearbrook Village roadways and outside parking areas only. Homeowners and renters are responsible to clear snow and ice off their front porch area and the walkway to the road. Letter carriers, newspaper carriers and others must be able to walk safely to your front door. A fall or injury could result in a lawsuit against the Strata Corporation. If you see the storm sewer drain near your unit covered with snow, please volunteer to clear it to avoid flooding.





5. **Christmas lights:** With the new vinyl siding, attaching strings of lights to the siding with nails or screws is not permitted. Occupants doing so may be held responsible for damage to vinyl siding. Attach lights to siding with plastic clips designed for this purpose. These can be purchased at a retailer of your choice. If you wish, nails can be used to attach light strings only to the wooden carport beams.
6. **Fall cleanup:** Quality Landscaping will be doing the final fall cleanup after the leaves stop falling. They will also remove leaves from your backyards if you leave our gate open on your regular scheduled day. Garden composting will be picked up by our landscapers if it is put in a CLEAR bag and left in the front of your unit. **GARDEN REFUSE ONLY—ALL OTHER GARBAGE WILL BE LEFT.**
7. **Pets:** Homeowners with pets are required to clean up after their pets
8. **Bird Feeders:** Bird feeders are not permitted in Common areas as they create a mess and attracts rodents.
9. **Garden Vegetation:** Vegetation is not permitted to be planted in gardens as it attracts rodents.
10. **Unwanted items:** Unwanted items are not permitted to be placed on curb for free pickup.
11. **Parking:** Owners are required to park in their designated parking spaces and not on the road or grass. Vehicles observed parked in this manner will be towed.

