

Beachwood Villas Condominium Owners Association
Absentee Owners/Winterization Policy

Owners planning to be off the premises for more than a day should:

- Shut off all water supplies (including icemakers and water heaters).
- Leave water faucets on to minimize water pressure buildup and the possibility of cracking a wall pipe when the water is turned back on.
- Shut off the circuit breaker for the water heater.
- Provide a key for emergency entry into your unit (**as forcible entry is permitted by Association documents in emergency situations**).

NOTE: While every attempt will be made to contact an owner, there may be an emergency situation that cannot wait.

Additional WINTER instructions:

- Set your thermostat at a minimum of 55 to 60 degrees F.
- Have your HVAC unit serviced regularly. Be sure to have the technician check the wiring insulation and replace if necessary.

Other:

- Change the batteries in your smoke alarms.
- Consider replacing old gate and ball valves. While plumbers may be expensive, a leaking valve could lead to a high water bill. In the event of a serious water leak, owners may incur liability for damage to other units.