

GOLD BEND CONDOMINIUM ASSOCIATION
WINTERIZATION INSTRUCTIONS
For Homeowners and Rental Companies

- 1) **Shut off and drain the water lines when the unit is unoccupied throughout the year. While pipe freezes occur during the winter, we have experienced refrigerator icemakers flooding units in all seasons. Your unit's water shut off valve is located beneath the trap door in the closet of the rear downstairs bedroom. It is a square steel rod with a 90-degree bend at the top for a handle. Turn the valve handle a quarter turn clockwise to shut off the water service to the unit. In the "off" position cold water in the system drains out the side of the valve. Open the taps in the kitchen and bathrooms to further drain the lines.**

- 2) **Set the thermostat(s) to a minimum of 55 degrees from November through April.**

- 3) **Open cabinet, bathroom, and laundry room doors to allow heat to get to uninsulated pipes under sinks and appliances near exterior walls.**