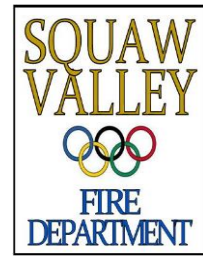




SQUAW VALLEY PUBLIC SERVICE DISTRICT



Winter Survival for Your Home

It is time once again to prepare for cold weather here in Olympic Valley. The following recommendations are from your Utilities Staff to help you avoid damage and /or costly repairs.

Create a check list/instructions for the winterization process to prevent damage to your property. The instructions should be accompanied by visual aids such as a map and photos so that any visitor or family member could perform the winterization process in the event of your absence. Stake your exterior valve box and sewer clean out Labeling or tagging valves and drains are also recommended. Don't forget your home's sewer system, environmentally friendly anti-freeze for sinks, tubs, washing machines, showers and toilets is recommended for the shutdown process. If you're out of the area and your heating system fails; or the power is off for an extended period of time, consider the consequences.

The drawing should include the locations of irrigation shut offs, service line shut offs, the shut off under the house (or mechanical room) and drain lines that need to be opened. This should be detailed in a step-by-step procedure. Thermostat settings for the unoccupied home should be set high enough to prevent freezing. Many homes are unique in their construction and may require special consideration when selecting a plan to avoid freeze related problems. Longtime residents can rely on history. New construction owners or recently purchased home owners may wish to contact a landscape professional for the winterization of the irrigation system and a plumbing professional for the inside of their home. Home maintenance contractors often provide this service too.

Don't wait till the last moment as storm patterns can change rapidly. Exterior crawl space access should be insulated and secured as well as all foundation vents. These are often the cause of broken water lines under the home due to freezing temperatures. Disconnect all outside hoses from the hose bibs. The hose bib should drain without a hose attached. Insulate irrigation water boxes and service boxes with bubble wrap or rigid insulation. The water heater (if it is electric) should be turned off at the breaker if drained. Contact your plumber for details related to winterizing your home.

The water code specifically prohibits running water to prevent freezes. Squaw Valley Public Service District's Water Code: Section 3.19 Water Bleeds. No water bleeds shall be operated by any person for the purpose of freeze prevention without written permission of the District. Water wasted in this manner will be estimated and charged for at the rate set by the Board of Directors.

Make several copies of these instructions, placing one in an obvious location such as on the door to the mechanical room or on the water heater. If you are not a full time resident, make a copy for your primary residence. You never know when you might have to talk a renter or guest through the shutdown procedure. Having a local contact person who has a key to your home and a copy of your plan in the event of an emergency is also recommended. The time spent planning for winter's cold will help save money and make each winter more enjoyable for your family and guests.