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Board Meetings

At the District Office:
Friday, October 9th at 9:00 am
Friday, November 13th, at 9:00 am
Friday, December 11th, at 9:00 am
Friday, January 8th, at 9:00 am
Friday, February 12th, at 9:00 am
Friday, March 11th, at 9:00 am

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WINTERIZE YOUR HOME

Meteorologists are predicting the possibility of severe winter weather this year. We are hoping for a wet winter. With that in mind it seems every year, some customers find themselves without water due to frozen water pipes. Here are a few steps that you can take to avoid problems this winter:

(1) **Disconnect and drain outdoor hoses.** Disconnecting the hose allows water to drain from the supply line, which prevents an overnight freeze from bursting the faucet or the supply line.

(2) **Cover air vents.** Close or cover all air vents in the foundation wall of your home to protect pipes in the crawl space from exposure to freezing air.

(3) **Open cabinet doors.** Opening cabinet doors allows heat to get to uninsulated pipes near exterior walls.

(4) **Insulate pipes in unheated areas.** A little known fact is that hot water pipes generally freeze before cold water pipes. The water pipes that tend to be most susceptible to freezing are found in outer walls, crawl spaces, attics and garages. Exposed pipes should be insulated with items such as pipe wrap, heat tape or foam jackets. These insulating products are available at your local building supply or hardware store. Be sure to follow the manufacturer's instructions when installing these products. Call a plumber if you have any questions.

(5) **Winterize your vacant house.** If you leave your house for several days or months, help protect pipes from freezing by following these steps:

a. Turn off your water using the main shut-off valve installed on the house side of the water meter. The District encourages ALL property owners to have a main shut-off valve installed. **You may not turn off the water using the District's valve located in your meter box. Damage caused by doing so is the owner's responsibility.** Be aware that if you have a fire protection sprinkler system in your house, it will be deactivated when you shut off the water, if your shut off valve is located ahead of the fire service take off.

b. If you drain your water heater, be sure to turn off the electricity or gas source.

c. Open indoor and outdoor faucets to drain pipes.

d. Drain toilets by holding down the lever until the tank empties. Then turn off the water at the water supply located under the holding tank. Add RV anti freeze to the toilet bowl.

e. Leave your heat on at a minimum temperature of 55 degrees to help keep pipes from freezing in interior walls. Heater can fail or run out of fuel, so always turn off your home water supply.

If your pipes do freeze, don't take chances. If your pipes do freeze and you turn on your faucets and nothing comes out, leave the faucet on and call a plumber. If you do determine that your pipes have frozen and burst, turn off the water at the main shut-off valve, not the District's valve, and leave the faucet on. Even the most cautious homeowner may eventually experience a frozen pipe. If this happens, don't panic. A freeze-up at an exposed pipe or under a sink can generally be melted by applying heat with a hair dryer, heat lamp or even a light bulb. Light bulbs should always be protected by a cage and not be placed near flammable materials. Start warming the pipe as close to the faucet as possible. **CAUTION: NEVER TRY TO THAW A PIPE WITH A TORCH OR OTHER OPEN FLAME.** This may seem like a reasonable approach, but it is very dangerous. Thawing a line too rapidly with extreme heat can result in an explosion and may cause injury. Water damage is preferable to burning down your house.

Get to know your plumbing. Learn how to shut the water off and know where your pipes are located. If your pipes do freeze, time is of the essence. The quicker you can shut off the water, or direct your plumber to the problem, the better chance you have to prevent pipes from bursting.

No Grease Down
The Drain
Remind Your
Renters

NEW AME WELL HOUSE UPDATE: The District is scheduled to complete the construction of the AME well facilities located at the end of Beaver Dam Trail. The new well has a production capacity of 225 gallons per minute. The new facility is completely automated and controllable from the District office. The replacement well will provide Zone 3 and 4 with a reliable and redundant water supply. Planning is under way to construct new booster pump stations which will provide Zones 2 and 1 with this additional supply if and when needed.



CARBON MONOXIDE ALARM & SMOKE DETECTORS, THE INVISIBLE KILLER: As of 2011, California homeowners are required to install Carbon Monoxide alarms in their homes. Carbon Monoxide (CO) is a colorless, odorless gas produced by heaters, fireplace, furnaces, and many appliances and cooking devices. The best way to stay protected is to install a Carbon Monoxide Alarm on every floor and outside each bedroom. The State's 2011 Carbon Monoxide Poisoning Prevention Act (Senate Bill 183) requires that all existing single-family homes with an attached garage or any interior fossil fuel source have a CO Alarm devices install by July 1, 2011! If you haven't already done so, now is the time to safeguard your family. Smoke detectors should be replaced after ten years with a smoke / CO detector to comply with current California fire code.

In an effort to remind homeowners, engineers, architects, and contractors of the law, North Tahoe FPD attaches a CO requirement notice to each construction plan submittal and reminds residents of the need for routine fireplace, furnace, and stove maintenance. Maintenance coupled with smoke detectors and carbon monoxide alarms in important to your personal safety.

Remember to test your detectors twice a year when we change our clocks. Combining those safety alarms with residential fire sprinklers is the "golden ticket of fire safety". For non-emergency questions regarding carbon monoxide, contact the North Tahoe Fire District, Division of Fire & Life Safety at 530-583-6911.

REMINDER - LATCH THE DUMPSTERS AFTER DISPOSING OF YOUR GARBAGE

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