



Using recent observations from their patio telescope, our Science staff predicts a winter solstice in three weeks – how they figure this out year after year is uncanny, given that they can only see the southwest sky since they've been restricted to their balcony. Over an honest misinterpretation of The Quintet's "required clothing" rule, their rooftop privileges were revoked, shall we say, many moons ago.

Anyway, the predicted solstice means deep winter is upon us - cold, freezing weather is a distinct possibility for the next 3-4 months.

Frozen plumbing can quickly ruin one's day. Fortunately, our buildings stay pretty warm, with the furnace ducting above the ceiling in each unit and insulation in the walls (though we've seen reports of missing and

"backwards" insulation in some units.)

With the exception of the copper air conditioning drain lines, exposed plumbing in the garage is either drained in the winter (irrigation, fire suppression) or wrapped with insulation and electrically heated (sink, shower and toilet drains.)

But - the water supply lines coming into the building and up five floors are not insulated or heated. While the general warmth of the building should protect these pipes, 2-3 consecutive days in the mid-20's could pose a risk. If everyone at home leaves a faucet running overnight with a "pencil lead" size water stream, enough water should be kept moving through these pipes so freezing is avoided.

If left unheated, unoccupied condos can cause a "cold spot" in the building – whether you're away for the weekend or the winter, set the thermostat no lower than 55°.

The fact that the fire suppression lines in the garages are dry doesn't mean the system is turned off. If it were activated, those lines would automatically be charged with water.

Many thanks to Dwight Lockwood, former Chair of the Reserves Committee, for background on this article.

End of Year Project Report

The video security system was installed in the Clubhouse and entrance kiosk....B5 received a touch-up paint job.....upgrade of our elevator motors continuesthe control system for our irrigation system was updated – it can now turn itself on and off based on actual or forecast rainfall, and quickly report a leak.....roofing tiles were cleaned.....the fire alarm system was updated.

Unfortunately, not all projects have gone so smoothly - we're four years now into remodeling lobbies- the interior panels of the B5 passenger elevator are experiencing early failure; the elevator must again be gutted and redone (at the vendor's expense.)

The B1 planter box project has not gone well, for a number of reasons. It may be split into two separate projects, with an attempt to complete the northeast side (left side as you walk up) this winter and the other side – late summer next year.

