



# Town Crier

## Congress Square I Condominium

December 2001

PO Box 360426

Strongsville, Ohio 44136

### Happy Holidays

From the Board of  
Managers and  
Administration of  
your Association

### Trash Pickup

**FRIDAY**

**Recycle Right - Place**  
recyclables on the Right  
side of the driveway.  
BFI (800) 433-1309

### Association Administrator

Fax (775) 890-1151

E-Mail [condohome@aol.com](mailto:condohome@aol.com)

### Year 2002 Budget

**A** no fee increase budget for 2002 was recently adopted by the Board of Managers. Utilizing information from the reserve study, it was determined that funding of future capital expenses such as street repairs, roofing and future siding maintenance are on schedule. We anticipate that certain costs will be less than engineer's estimates and earnings on existing reserve funds continue to supply provide additional reserve funds which would normally come from increased maintenance fees. Major maintenance projects include roof replacement and painting.

### Gas Grill Safe Storage

**G**as grill tanks must be stored *OUTSIDE the home ONLY -- NEVER in the garage.* At the end of the season, it is recommended that propane gas tanks be returned to your gas dealer for safe removal of any remaining gas. You may then store the *empty* tank *OUTSIDE.* Ideally the tank should be turned in to the dealer and a new tank obtained during the next season. The added cost is worth the additional degree of safety.

### Down The Drain

**I**t is important for all residents to exercise care in what is placed in the drain systems at the Association. Chemicals such as paint thinner, oil or other petroleum distillates should never be placed in either household drains or storm sewers located outside of the building. These chemicals can cause a buildup of noxious gases within the homes. Contact the Middleburg Heights Service Department at 234-2216 for information on proper and safe disposal of these and similar chemicals. Items that can cause and sewer backups include diapers, personal hygiene products, dental floss, cooking grease and left over crack filler and wall papering compounds. All of these items as should be disposed of in the trash.

### Winter Water Turn Off

**T**o avoid freezing water pipes, be sure to turn off the water supply to the outside faucet. The valve is located under the sink, on the cold water supply line, in homes without basements or between the basement floor joists in homes with basements. Turn the inside valve **OFF** and **OPEN** the valve located outside your home and leave if open until Spring.

### GFCI Outlets

**I**f your home has an electrical outlet on the patio, it is recommended that it be upgraded to the type that has a Ground Fault Current Interrupter. The GFCI provides an added degree of safety in the operation of electrical devices in wet or outdoor locations as it can detect a faulty current flow much faster than a standard circuit breaker can. Current electrical codes also require GFCI circuits in garages, laundry rooms, kitchens and baths. Be sure to consult trained electrical personnel for installation.

### Snow Parking

**R**esidents are reminded that when snowfall exceeds 2" that parking time limits are reduced. To provide room to move large amounts of snow, please keep the perimeter overflow spaces clear and do not park directly across from driveways. The Association provides snow removal services only when overnight or afternoon snowfall exceeds 2".