

Summer Heat & Condensation Lines

Summer is approaching fast! Along with the beach, barbecues and vacations, the hot days have us using our air conditioners for relief. Now is a great time to consider some maintenance on your A/C to keep it running efficiently and free of problems.

Replacing or cleaning the air filter regularly (at least once per year) is the most important thing you can do to keep your unit running at its best. You may also want to consider having a technician perform a tune-up to make sure Freon levels are sufficient and the unit is running properly.

Another item to consider is adding a shut-off switch that will turn off your A/C if it starts “leaking” water. When running normally, every condo’s air conditioning system has a condensation line (PVC pipe) that collects water produced by the system and deposits it outdoors. However, when this condensation line gets clogged with dirt or debris, water can’t escape properly and may overflow instead into your unit or into a neighboring unit. This can cause enormous damage, as the overflow water may not be detected for hours or days, while our air conditioners continue to run and produce more and more condensation. Walls, ceilings, flooring and personal items can become water-soaked and in need of repair or replacement.

A shut-off switch attaches to the outlet overflow pipe inside your unit (see picture) and shuts down your air conditioner as soon as moisture is detected. The condensation line can then be cleared by a technician. The cost of hiring someone to clear a clogged condensation line will be much less than the cost of repairs caused by leaking water. Please consider installing a shut-off switch. Spending \$30 - \$40 in parts plus the cost of a service call to install the switch can result in a savings of hundreds or even thousands of dollars by preventing damage to your and/or your neighbor’s condo.



Important Contact Information:

911 - Fire & Emergency

760-839-4722 - Escondido Police
Non-Emergency Issues

760-888-2275 - Humane Society
Report an unleashed, loose or injured pet or animal.

858-485-0881 - Elite Property Management
Common Area Property Repairs, HOA Violations,
and Common Area Concerns.

www.vermontvillas.org

HOA Website; Governing Documents, Forms,
Rules & Regulations, News, and More.

vermontvillas@gmail.com

Contact the HOA Board

Volunteer Clean-up Day

We had our Community Volunteer Clean-up Day on May 18th. Several items were addressed, including trash pickup, planting bright entry flowers, bathroom and shower cleaning, sweeping carport storage bins and light fixtures, cleaning light globes, and cleaning and painting lampposts. Even the clubhouse got scrubbed clean! The complex is shining for summer. Thank you to all the community members who came out to make a great day!



Our next efforts will be to repaint the white stripes on steps throughout the complex, paint the black staircase railings, and finish with clearing cobwebs off light fixtures and carports. Keep your eyes open for the next community cleaning day so you too can join us!



In order to better assist you and your pet, a new doggie bag station with trash can has been put on the east side of the tennis court fence. Thank you for your continued efforts to keep our complex pleasant by cleaning up after your pet.

**Meetings are held the second
Thursday of each month at 6 pm
Location: Pool Clubhouse**

[Here is your 2013 Board](#)
President: Dee Whiting
Vice President: Karen Lawrance
Treasurer: Fred Johnson
Secretary: Ray Fatemi
Director at Large: Sherry Ostensen

Fresh'n Up

Most of the signs inside our complex have been replaced in the past few weeks. There are new signs on the gate leading to Felicita Plaza, tennis courts, trash bins, and new signs at the pool and spa.

Additionally, the HOA board voted to have the old spa bench replaced with a new Trex bench. Check out the fresh new look when you pass by the pool area.



You might also notice the new recycling bins throughout the complex. We have 3 new large bins for recycling located by each trash enclosure. Please remember these bins are for recycling items only, as listed on the bins. Trash is not permitted in the recycling bins. Also, please remember the gray bins near the mailboxes are for recycling only.



All our trash bin enclosure doors have been painted and new signs have been affixed for a new clean look.

