



TO: All Fairfield Homeowners

FROM: Fairfield Council

DATE: December 15, 2019

SUBJECT: Heater Condensation Piping Conversion Information

Now that the winter season of 2019-2020 is upon us, as promised by Fairfield HOA, this memo is being sent to provide all homeowners with an alternate method of keeping the condensation piping to the unit's heating system from shutting down the heater during the extreme cold temperatures. During the winters of 2013-2019 many homeowners experienced the condensation line to the unit's heater freezing up and potentially shutting down the heating system to the unit. Fairfield HOA worked with Ed Rutecki and Bob McLucas to develop a method to divert the condensation if the piping should freeze up. Attached is the information needed, including the material and photo examples, of how to convert the condensation piping which is located in the garage area of each unit.

If there are any questions regarding this information, please feel free to contact Martin Fusselman (fuss9000@gmail.com) or Bob McLucas (rjmjr47@gmail.com) via the email addresses provided. Also, if any homeowner would like to have the piping conversion performed at their unit, Bob McLucas can perform this work for \$75 which includes parts and labor. Please contact Bob directly to set up a date and time to perform this work.

As a reminder, all units should have the heater turned on and the thermostat set at 65 degrees in order to avoid a potential pipe freeze of the sprinkler system. This is a community bylaw requirement so please comply with the community rules to avoid any problems for you, the homeowner, and your neighbors.

Respectfully,

Fairfield Council