

Tips for Homeowners and Renters

Maintenance Tips

Check your Roof every two years for cracks that may lead to leaking. After 4 to 5 years it needs to be re-coated.

Apply a coat of sealer every two years to Beams, Posts, and Rough Woods.

Change the Air Filters in your ceiling at least four times a year. A service contract helps insure longevity of the system.

Replace batteries twice a year in your Smoke Alarms.

Use a pre-emergent twice a year – January and July in your yard to help prevent weeds. Pre-emergent must be watered in after each application. Weeds must be removed first before the pre-emergent is applied.

Prune Shrubs after danger of frost (March). All water must run away from the house or it will seep under the foundation causing serious problems.

Keep your outside Address Light in working condition. All residents should be aware that the HOA replaces address light bulbs with 40 watt bulbs.

Check the breaker to your Irrigation system periodically, especially after lightning storms. Twist the emitters every few months to release mineral build up. Wrap irrigation pipes and valve with insulated tape for the cold weather.

Toilet cleaners that are hung from the tank or sit inside the tank should not be used as they eat the plastic fittings, causing leakage. Toilets are low water usage types, required by law. Be cautious what you dispose of in the toilet.

Keep the weep holes on your Windows open.

Spray the foundation once a month in the winter; twice a month in the warmer weather to eliminate Bugs. Use ant and roach traps in the garage during the warm months.

Check for Termites periodically. Get a termite contract if you don't already have one.

Tips for When Gone

Turn off the water to your Washing Machine or turn off the water to your house.

Stop Newspaper delivery.

Mail – Make arrangements to hold or forward Mail.

Cancel Utilities – special seasonal rates may be available.

Lock all Windows and Doors. Place large dowels in the window tracks. Check for water leakage at all windows and doors after rain storms.

Leave a List of Contact Phone Numbers with a neighbor and the keys to your house.

Arrange to have someone flush your toilets weekly and run the water every two weeks in the sinks to fill the traps to eliminate sewer gas buildup. (If you cover the bowl with saran wrap, the water will not evaporate as quickly.)

Dishwashers should be run every month to keep seals flexible.

Arrange for someone to make sure your Irrigation System is working. (Turn it on manual, wait for water to flow, and then turn it back to auto.) This is important in the heavy rain season.

Check the GFI Breaker after heavy rains.

Make arrangements to have someone remove weeds, even if you have had pre-emergent applied and also to prune trees and shrubs. Prune all trees and shrubs before you leave.

Arrange to have someone check your refrigerator to make sure it is operating, especially after severe storms.

Contact SAV (Sheriff's Auxiliary Volunteers) for a patrol car to check on your home.

Turn off the Answering Machine.

Cover the shower head and close the tub drain to prevent bugs from entering the house by way of the sewer line.

Unplug appliances (i.e., computer, coffee pot, timers, fountains, etc.)

Tips for Yard Care

Slime (fungus) on Cactus and plants – Use: ELIMINATOR – Malathion 50% Insect Spray, Follow the directions on the container

Agave Cactus (grubs attack this one) – Use: ELIMINATOR – 5% Diazinon Insect Granules, follow directions on the container

Sprinkle Ironite around your Trees and/or Bushes in January, May, and October. Additional information can be found on the bag.

ROUND-UP™ will kill Weeds. Once they are dead they still need to be removed. Eliminating weeds keeps them from re-seeding. Pre-emergent should be applied just prior to the monsoon and the winter rains.

Tips for Changes to the Exterior of your House

If you are planning any change to the exterior of your house, be sure to check with the Architectural Committee (ARC) before you hire a contractor or go out and buy materials for a do-it-yourself project. Every project is considered individually, regardless of whether or not anyone else in De Anza Links I & II has done something similar.