

FALL & WINTER MAINTENANCE

ANNUAL RESIDENT REMINDERS

Help prevent frozen pipes, heating issues, and avoidable property damage.

ACTION REQUIRED: Turn OFF sprinkler timers now. Blowouts are underway this week.

FALL CHECKLIST

Sprinklers & irrigation

Irrigation water is being shut off. Do not restart sprinkler systems after winterization.

Landscaping & leaves

Where landscaping service is provided, fall cleanup occurs after most leaves have fallen. Otherwise, maintain assigned yard areas.

Garden hoses

Disconnect, drain, and store hoses before freezing weather to prevent burst faucets and pipes.

Exterior areas

Keep assigned walkways and drainage areas free of debris. Report gutter and drainage concerns.

WINTER CHECKLIST

Prevent frozen pipes

Keep heat on at 55°F minimum, or higher as needed. Report loss of heat and leaks immediately.

Furnace filters

Replace filters as required; keep heating vents and air returns unobstructed.

Snow & ice

Management does not provide snow or ice removal. Clear areas assigned in your lease.

Moisture & detectors

Use exhaust fans, wipe condensation, and report leaks. Test smoke and CO alarms.

Winter travel

Leave heat on, secure windows, and arrange checks during extended absences.

MAINTENANCE & CONTACT INFORMATION

Routine requests: Submit through your resident portal.

Urgent issues: Follow emergency instructions in your lease or resident portal.

(208) 577-1790

office@tartanmanagement.com

EMERGENCIES

Loss of heat in freezing weather, burst pipes, flooding, or sewer backups need immediate attention.

For immediate danger to life or safety, call 911.

RESPONSIBILITIES VARY BY PROPERTY

Refer to your Lease Agreement and Maintenance Addendum for assigned maintenance duties.