

Troy Villa

Winter Newsletter

2024-2025

Home Freeze Ups

MAKE SURE, IF YOUR GOING OUT OF TOWN, THAT YOUR THERMOSTAT IS SET TO AT LEAST 60 DEGREES. PLEASE CONTACT THE OFFICE RIGHT AWAY IF YOU HAVE NO WATER OR IF YOUR HOME IS FROZE UP WHETHER YOU'RE A RENTER OR HOMEOWNER BY CALLING EMERGENCY# 419-277-0625. IF YOU HAVE AN AFTER HOURS EMERGENCY, PLEASE LEAVE A MESSAGE. OUR STAFF MAY BE ON ANOTHER JOB AND UNABLE TO ANSWER YOUR CALL HOWEVER THEY WILL GET THE VOICEMAIL AND RESPOND ASAP. IT IS IMPERATIVE YOU REPORT ALL FREEZE UPS TO OUR OFFICE ASAP SO WE CAN MITIGATE FURTHER DAMAGES.

DO NOT DRIP WATER!

DOG LICENSE RENEWAL

THE DOG WARDEN WILL BE RENEWING LICENSES IN THE TROY VILLA CLUB ROOM ON JAN 22 FROM 1:30-3:30PM.

Wipes & Sewer

As a reminder, baby wipes, "flushable" wipes, sanitary napkins, food, grease ect. are strictly prohibited from being flushed down the toilet into the sewer system. These items WILL cause back ups and costly repairs to our system and to your home if flushed.

Bus Stops

When entering or exiting the community DO NOT go around the school busses in the community! Our children's safety is more important than you being late! Residents are asked to take a picture and report to the office. Be Aware! Bus Drivers have been asked to report drivers also to the community office for legal action! This is no tolerance policy!

Snow Plowing

As a reminder, Troy Villa streets will begin to be plowed and salted at management's discretion. Please obey speed limits, especially during bad weather. You are responsible for your driving and any damage that may result. Accidents must be reported to the office immediately. Please remember, your responsible for clearing your driveway including additional rented spaces, driveway entrance and walk ways.

VEHICALS PARKED IN THE ROAD WILL BE TOWED WITHOUT NOTICE

Dumpster Days

12/29/23 DELIVERY DATES MAY VERY DUE TO WEATHER.
01/08/24 AS A REMINDER, YOU
02/05/24 MUST GET THE KEY
03/11/24 FROM THE OFFICE FOR ACCESS.



HOME OWNER WINTER HELP

Freeze up Prevention:

The best and truly only way to prevent frozen pipes is to insure your heat tape is on, working sufficiently and is insulated. Pipe insulation is a major factor in keeping the heat on the waterline. Without it, your heat tapes efficiency is greatly reduced and subject to freezing. NEVER EVER use space heaters or any other appliance under your home to prevent freezing pipes or to thaw freezing pipes. Additionally holes in skirting also are a large factor of frozen lines. Make sure all skirting is sealed up and replace an broken or missing pieces.

Heat Tape Failure:

What happens when your heat tape fails during the winter? Should this occur, your first indication is frozen waterlines which you need to report immediately to the community office. Troy Villa will prevent costly repairs to troy villa owned service lines potentially saving you thousands of dollars should it occur. You will then need to contact a heat tape installer or install new heat tape and insulation yourself. If installing yourself, please be sure to read and follow all safety information on the packaging. Failure to do so may cause home fires.

Normal Plumbers VS. Mobile Home Plumbers

Be advised, when looking for a plumber or any subcontractor to preform work on your mobile home be sure to ask if they preform work on mobile homes. Mobile homes and their components require insulation to every single waterline in and under the home. This is not part of the scope of work for someone who does not work on mobile homes. If a repair is made and the insulation is not replaced you will freeze at the repair. In addition heat tape needs to be checked if there was a leaking waterline or damage incurred to insure it did not short out. These checks are typically not part of the scope of work for a residential plumber. Be sure to ask them before and after they preform work on your home to insure you do not incur future damages.

Marks Mobile Home (419)-666-2063

- Heat Tape Installation
- Skirting Repairs
- Waterline repairs

Knechts Mobile Home Service (419)-833-8818

- Heat Tape Installation
- Frozen Pipe Thawing
- Skirting Repairs
- Waterline repairs

Alternative Plumbing (419)-727-8777

- Waterline repairs

Furnace Malfunction Prevention

To insure you furnace is functioning efficiently be sure to change the furnace filter before winter. Clean out any debris or spider webs from the furnace compartment area.

Mauder Heating & HVAC (419)-698-4822

Bobs Heating & Air (419)-243-6115

Wojo's Heating & AC & HVAC (419)-849-2001

NEVER DRIP WATER TO PREVENT WATERLINES FROM FREEZING!! YOU WILL FREEZE UP YOUR SEWER LINE AND CAUSE ADDITIONAL DAMAGE WHICH MEANS ADDITIONAL COSTLY REPAIRS!!!!