

TIPS FROM OUR MAINTENANCE TEAM



Here are some tips on how to handle or avoid some of the most common issues that our Maintenance Team sees in the units. Please do not hesitate to submit a work order and call the office if you need assistance.

MY GARBAGE DISPOSAL DOESN'T WORK

- On the bottom of the disposal is a square red reset button, push it. It should reset.
- If this does not work there may be a jam, this is when you would call for a maintenance request.
- Do Not put potatoes, celery, rice, pasta, or any stringy vegetables down the disposal.
- Do Not put material other than food in the disposal

I HAVE NO POWER IN CERTAIN OUTLETS OR ANY OTHER ISSUES WITH A LACK OF ELECTRICITY

- Check your breaker box located on the outside of each house, a tripped breaker is not always apparent.
- Look for a breaker that is not totally in the on position. Turn it completely off then back on.
- If this does not work, or you continue to have issues with the same area please contact the office for a maintenance request.

MY SMOKE ALARM IS BEEPING RANDOMLY

If your smoke detector is randomly beeping PLEASE call the office immediately so that we may change the battery and check the unit for proper operation.

MY DRYER ISN'T DRYING, OR IT IS TAKING TOO LONG TO DRY

- There may be too much loaded into the dryer.
- Check to make sure you have cleaned your lint trap.
- Make sure the dryer is set to the correct setting.

MY WASHER IS REALLY LOUD AND LOOSES MY CLOTHES

- There may be too much loaded into the washer.

MY FAUCET IS DRIPPING

- If there is any type of water leak in your unit, please let us know immediately.

MY DISHWASHER HAS SUDS AND IS LEAKING ALL OVER

- This happens when the wrong detergent, like liquid dishwashing soap, has been put into the machine.
- Please be sure you are using ONLY dishwasher soap in your dishwasher.
- You must clean out all suds rinsing machine manually with cold water to help dissipate the suds.

MY DISHWASHER ISN'T CLEANING MY DISHES VERY WELL

Chances are you are using powder or liquid soap. It is always better to use the pre-packed soap tablets.

If these do not work spotting can usually be stopped by running a cup of white vinegar thru an empty cycle.

TO GET THE MOST OUT OF YOUR HEATER/AIR CONDITIONER IT IS RECOMMENDED THAT YOU SET YOUR UNIT AT A DESIRED TEMPERATURE AND LEAVE IT ALONE

- Setting the unit cold in the winter, hot in the summer, or even off when you are away and then changing it again once you get home only causes it to work harder and run longer to reach the temperature you are changing it to. Doing this also causes higher utility bills.
- Never turn your heater completely off during the winter months, even if you are gone. This can cause pipes to freeze and burst and result in possible flooding if not caught in time.
- If you notice that your heat or A/C is not heating or cooling properly check the following things
- Make sure your vents and doors are open to circulate the air.
- Make sure nothing is blocking the air intake vent in the living room.
- Maintenance staff does replace filters every few months, if you feel your filter needs changed sooner please contact the office.