

**AVENBURY LAKES
BUILDINGS & GROUNDS COMMITTEE
SAVINGS & SAFETY TIPS**

#8

WATER HYDRANTS

Water Hydrants:

Water Hydrants are the outdoor water spigots on Paired Villas, generally located on the side of the home near the rear. They are the same type of spigots that are also located in the four corners of the garden plots.

After time and stress on the pipe that extends about 2 ½ to 3 feet above ground, they sometimes leak and eventually break at the elbow underground. When this happens, the area around the pipe that extends above the ground needs to be dug out and the elbow and hydrant replaced.

Responsibility for the repair and/or replacement of the hydrant is clarified in an amendment that was voted on by the residents and went into our Declarations and By-Laws on November 17, 2008. **The amendment is located on page 12, number 5, item iv.**

There is also a list in the back of the 2009 rules and regulations that clearly identifies Homeowner and Association Responsibilities. **Hydrants, except for Fall Winterization and Spring Reactivation are the responsibility of the Homeowner.**

There are a few simple steps you can take to extend the life of your existing or recently replaced hydrant or determine if there is a problem:

1. Minimize the stress on the pipe by holding it with one hand while turning it on or off.
2. Check the area around the pipe occasionally for excess water, which would be an indication of an underground leak.
3. If you think your Hydrant is leaking, call a Licensed Certified Plumber. The new code requires that hydrants must be replaced with a unit that has a Back Flow Device. These hydrants are not cheap!

This should answer some of the questions that received on Hydrants. If you have any further questions, please call the Business Office at 937-9441.