

Cadgewith Farms

August 2017



Water Usage

Please make sure that you are paying attention to your water usage every month. If you suddenly have a high-water bill and nothing you have done has changed it could mean that you have a water leak, running toilet or some other issue in which you are losing water.

Lost and Found

If Items are left at the pool, they are brought into the office until someone claims them. Please make sure that you do take all of your belongings but just in case you do forget call the office to see if it has been turned in.

Management Dinner

We will be holding the annual Cadgewith Farms Management Dinner on Thursday, September 14, 2017. Please save the date. Post cards will be mailed shortly for RSVP's and the menu. Please make sure that you let us know if you are coming so that we can be sure to have plenty of food. As always, we will get to enjoy Emily's home pies and sides dishes. We can't wait!!!

Website

If you have friends that would be interested in living here at Cadgewith Farms we have a website that you can send them to. All of the home that we currently have for sale is always listed there. They can also sign up for the email list to be notified when a home is available before it is on the website. Pass the message along.

www.cadgewithfarms.info

Also the calendar of events is always on the site and also any of the previous newsletters you may of missed.

Maintenance Note

A quick note from the guys, they are asking that when you mow your lawn or cut back your shrubs please make sure that you are taking care of the clippings. These will blow in the street which will go straight to the drain and cause flooding. Thanks for your help in this.

How to detect a leak

How to Lower Your Water Bills

If you feel your water consumption is higher than it should be, you should check for leaks. The most common leaks are toilets.

Leaking water produces a high water bill without your knowledge. Some leaks are sporadic and require some detective work. Other leaks are very obvious. It doesn't matter what type of leak you have, they both have solutions.

How to detect a leak

Your water meter can be a valuable tool in detecting leaks. If you don't know the location of your water meter, call the water office to find out the location. You will need a wrench to loosen the bolt on the meter lid. CAREFULLY raise the lid to avoid breaking the wire that connects the meter to the lid. REMEMBER, if you damage this connection, you will be responsible for the cost of the repair. Locate the meter dial. It should look like the photo below.

Some meter pits are full of water. This does not mean that you have a leak. It could be natural ground water. You may have to use a pump to remove the water from your meter pit or bail the water out with a small bucket.

Make sure all water using fixtures in your home are not in use. Check to see if the triangle on the face of the meter is moving. It is a low flow indicator. If it is, you either have a leak or something in your home is using water. Go find it! Places to look are toilets (flappers get old and wear out) faucets, hot water heaters, water softeners etc. The sweep hand turns a full rotation when 10 gallons of water has gone through the meter.

Check for toilet leaks

Toilet leaks are one of the most common sources of leaks. Leaky toilets can waste hundreds of gallons a day undetected and should be repaired immediately. Pinpointing a toilet leak is easy and usually inexpensive. Follow these procedures to locate a toilet leak:

1. Wait 5-10 minutes after the last flush.
2. Remove tank cover. Is the water level in the tank too high and spilling into the overflow tube? If it is you have a leak.
3. While you have the tank cover off, put food coloring, laundry bluing or a leak detector tablet in the toilet tank. Wait at least 30 minutes. If the colored water appears in the bowl, you have a leak.

Service Line Leaks

Water leaks can develop in the home's water service line. Although such leaks can be difficult to detect, there are some telltale signs which may indicate that you have a leak in your service line. You should be continuously observant for:

- Wet spots in your yard between the meter vault and your house.
- The sound of running water or a hissing sound coming from your main shut off valve when water is not being used in your home.
- Water leaking into your basement or crawl space near the location of your water service line.
- A noticeable loss in water pressure or flow throughout your home.
- Water bills showing progressively higher water consumption that cannot be explained otherwise.