

newsletter



May 19

Annual Meeting of the Membership
Organizational Meeting
Special Board Meeting

May 29

Social Committee Memorial Day Event

May 30

Office Closure - Memorial Day

June 6-10

In-Unit Kitchen Drain Line Maintenance



MAINTENANCE TIP OF THE MONTH

PREVENTIVE DRAIN MAINTENANCE

*Clogged drains are a common problem for residents of high rise buildings. To help prevent clogs in the drains that service your unit, **use of an enzymatic drain cleaner is suggested.** These cleaners are a safer and more effective alternative to chemical drain cleaners, such as Drano, which are very bad for the plumbing system in Breeza. The bacteria or enzymes in the enzymatic cleaners naturally feed on organic waste materials that often clog drains. These tiny living organisms then digest the waste and reproduce, spreading beneficial bacteria and enzymes throughout the drain. Used regularly the cleaner will reduce build-up of grease, soap scum, and slime, in addition to controlling unwanted odors in garbage disposals and drains.*

PROPER PET STAIN CLEANING PRODUCTS

*Pets have accidents. When this happens the pet's owner is responsible to clean up after the incident. When cleaning any of the carpeted hallways, please only use **bio-enzymatic cleaners** that will not bleach or otherwise damage the carpet. One example of such cleaner, is **Nature's Miracle Pet Stain and Odor Remover.** Please be sure to have this on hand and take the responsibility of cleaning up after your pet(s).*

Board Meeting Highlights

PREVENTIVE MAINTENANCE—KITCHEN DRAIN LINE CLEANING

In a proactive effort to prevent water damage due to clogs and backups in the kitchen drain lines, the Board has approved a new preventive maintenance measure to clean the vertical drain lines throughout the community. This project will require access into all residential units in order to complete it properly. The project is scheduled for the week of June 6th. Watch for complete details and a unit access schedule to be sent to you via email in the coming weeks.

CARPET REPLACEMENT

The Board has approved replacement of select carpet areas in some of the midrise hallways due to increased stains and/or bleached spots on the dark carpet corner pieces. It is apparent that the majority of these stains are caused by pet accidents. As such, we kindly ask that pet owners be sure to clean up after their pets and notify Management of any incidents. When cleaning, only use safe cleaning products as discussed in the "Maintenance Tip of the Month" in the left column of this newsletter to prevent future stains from occurring. Thank you!

SKATE DETERRENTS

Due to an increased amount of continuous skateboarders, the Board has approved installation of skate deterrents on the low wall running along the Townhomes. It is anticipated this will resolve the nuisance the skateboarders are causing for Breeza residents as well as assist with the aesthetics of the wall.

Upcoming Social Event

MEMORIAL DAY BBQ

The Breeza Social Committee is hosting a community potluck in the courtyard grill area on Sunday, March 29th, at 3:00pm. All Breeza residents are invited to participate. Please RSVP to: breezasocial@gmail.com to connect with your neighbors and attend the event in observance of Memorial Day!

Important Community Reminders

RECREATIONAL REMINDERS

Community Room- As a friendly reminder, the Community Room is available for residents to use on a first come, first serve basis for groups less than 8. However, if you have a group over 8 or require private use of the room, please contact management, or refer to the Breeza Handbook, for reservation rules and associated costs.

Pool Area - Please be reminded that each unit is limited to a total of 4 guests in the Pool Area at any given time. The Pool Area is to be entered through the gates only. Gates and doors leading to the Pool Area are to remain locked at all times. Please maintain courteous levels of noise in consideration of surrounding courtyard neighbors.

Grill- If you use the grill in the community courtyard, please be sure to turn it off after use. On occasion, users do not turn the grill off, resulting in the malfunction and damage of some components as well as inconvenience to other residents who wish to use the grill.