



For immediate release  
Oct. 28, 2008

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## **RMI Management offers cold-weather tips to homeowners**

LAS VEGAS – Remember that notice from the community association last spring about the dead plants in your front yard? The result of your irrigation pipes freezing the winter before? Or the spike in your heating bill last winter because the air filter was not changed?

Fortunately for the homeowners they serve, the experts at RMI Management, LLC (RMI) are always thinking of these things. As Southern Nevada's largest and leading community association management company, RMI employs engineers and maintenance experts who help homeowners and their communities winterize their properties.

"We're fortunate to live in a warm climate," said Kara Smith, community manager for RMI and a former assistant superintendent in the construction industry, "but homeowners still need to prepare their homes for the colder weather."

Smith offers the following tips for homeowners:

- Cover your outdoor pipes in the winter. Even though we live in the desert, it still can get below freezing at night and pipes will still burst.
- Before you turn your heater on, make sure the filters are changed and vent covers are clean.
- When you turn your heater on, do it in the middle of the day. Once you turn it on, know that it may smell dirty, dusty and even a slight burning smell. Don't panic, most heating units have a build up of dust and dirt and will burn off in the first few minutes that the heater is on.
- Make sure that you are checking the caulking around your windows and doors regularly. Especially in the desert climate, the caulking tends to crack and peel.
- Check all your windows and doors to make sure they are sealing properly. This can cost you not only in the winter but with summer air conditioning.

Homeowners often do not realize what damage is covered by their homeowners association and what damage is the homeowner's responsibility. The codes, covenants and restrictions (CC&Rs) provided by the community association explain this information.

"Sometimes homeowners think damage to anything on the outside of the home is the association's responsibility," said Kevin Wallace, president and CEO of RMI. "But unless this is clearly spelled out in the CC&Rs, the homeowner is responsible for the cost of repairs."

### **About RMI Management, LLC**

RMI Management is Southern Nevada's largest and most experienced full-service community association management firm. RMI employs more than 400 people and manages hundreds of the most successful and recognizable communities and neighborhood associations in the area, representing more than 75,000 homes. For more information, visit [www.rmillc.com](http://www.rmillc.com).

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