

# SOLANO VERDE RANCH HOMEOWNERS ASSOCIATION

January 2008

ROSS MORGAN &  
COMPANY, INC.

Happy  
New Year!



## Mark Your Calendars

The next homeowners meeting will be Wednesday, January 16, 2008 at 7pm in Bill Taylors home.

11145 TAMPA AVE.  
SUITE 17B  
PORTER RANCH, CA  
91326  
PHONE:  
818-363-0399  
FAX: 818-363-4477



AFTER HOURS EMERGENCY  
IN THE EVENT THERE IS AN  
AFTER-HOURS EMERGENCY,  
PLEASE CALL (818) 907-  
6622 EXT. 811

Ross Morgan & Company, Inc.

Corporate Office

15315 Magnolia Bl. #212

Sherman Oaks, CA 91403

(818) 907-6622

Accounts Receivable

Kelly Cheek

(818) 907-6622 x 266

Tamar Soutanian x 265

Billing

Josh Spies x 209

Escrow

Esmeralda Quiroz x 207

## Community Manager

Michelle Atkinson

(818) 363-0399 x 101

Email:

matkinson@rossmorganco.com

## Architectural Questions

Michelle Atkinson x 101

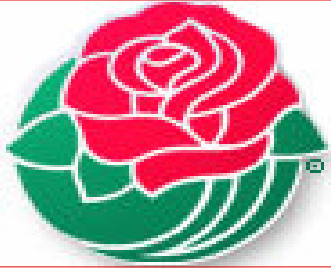
## BOARD OF DIRECTORS

Bill Taylor - President

Steve Sharpe - Vice President

Jonathan Bergman - Treasurer

Tom Godecki - Secretary

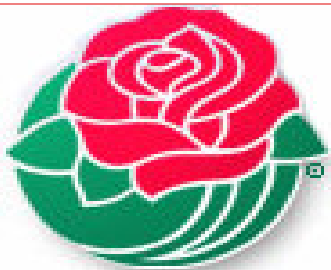


January 1, 2008  
USC vs. Illinois  
1:30 p.m.

### Rose Bowl Fact

Although the **Rose Bowl football game** was first played as a part of the **Tournament of Roses** in 1902, it was replaced by **Roman chariot** races the following year.

In 1916, the **football game** returned as the sports centerpiece of the festival.



## Top 10 New Year's Resolutions

New Year's Eve has always been a time for looking back to the past, and more importantly, forward to the coming year.

It's a time to reflect on the changes we want (or need) to make and resolve to follow through on those changes.

Did your New Year resolutions make our top ten list?



1. [Spend More Time with Family & Friends](#)
2. [Fit in Fitness](#)
3. [Tame the Bulge](#)
4. [Quit Smoking](#)
5. [Enjoy Life More](#)
6. [Quit Drinking](#)
7. [Get Out of Debt](#)
8. [Learn Something New](#)
9. [Help Others](#)
10. [Get Organized](#)

## 2008 Tournament of Roses Parade

The Rose Parade will be broadcast on ABC, NBC, Univision, HGTV, Travel Channel, Discovery HD as well as KWHY and KTLA in the Los Angeles area. The Parade is also seen in more than 150 international territories.

The 119th Rose parade themed Passport to the World's Celebrations, will take place on Tuesday, January 1, 2008 at 8:00 a.m. (PST) featuring spirited marching bands from throughout the nation, majestic floral floats, and high-stepping equestrian units.

## 10 Things To Know

### About Plumbing Leaks

**Tip 1: Wrap your pipes in heat.** The important feature is the exterior piping. If the cold-water pipes touch the exterior portion of the building, when the water isn't being used and the temperature is very cold, most likely the pipes will freeze. The only time water won't freeze is when it's moving, so it's a good idea to leave all the faucets open while you're away from home for any length of time. The best thing you can do, however, is insulate the whole space.

**Tip 2: You may not know what's right, but you can usually spot what's wrong.** Take a quick look at any visible pipes in your house, just to keep up on what's going on with them. Homeowners often don't routinely check; then a puddle of water appears in the basement, damaging their valuables, and they had no inkling that anything was amiss. You can look at the pipes in your basement and have no idea what you're looking at, but if you see rust, buckling or drops of water, you'll definitely know something's wrong.

**Tip 3: A stuffed sink can easily spring a leak.** Under your kitchen sink, just take a peek every once in a while and see if there are any drips. It's always a good idea to take a look.

**Tip 4: Set back the spigot valve.** In some cases, a frost-free hose bib should be installed, especially if the pipe is going through a cement foundation. The hose bib allows you to shut off the water closer to the inside of the home to help prevent freezing.

**Tip 5: Radiators need a good level and an open valve.** The first thing you have to do is check the pitch of the radiator: it should always be pitched back toward the source of the steam. That way, when that water condenses, it can drain back to the boiler.

**Tip 6: A leaky water heater is a dead water heater.** The biggest problem is that the lining wears away and you get water dripping from the base. If a lot of water is dripping, call the manufacturer and provide the model number; you may get lucky and find that the product is still under warranty. When you do change the water heater, try to install a pan under it.

**Tip 7: Don't blow a gasket — replace it.** If you have water dripping from the shower spout, most of the time the cause is a defective washer or defective seat within the its body. As long as you have isolation valves to isolate water to that area, it should be a relatively easy fix. Isolate the water to that shower, disassemble the handles and take out the stem where the washer is; then replace, reinstall and observe it.

**Tip 8: Trace the trap leak back to the wall.** When you have a leak, often it may be on the back side, where it actually connects to the wall, in which case you'll have to disassemble the drain work. Oftentimes you can even tighten it with your hands to see whether the leaking stops. If it doesn't, just use a wrench to tighten it up a little.

**Tip 9: Washers and O-rings are much cheaper than a new fixture.** If a washer is worn, even though you squeeze it, you may still get a drip if it's defective. You have to remove what's defective, put in a new washer, retighten it, put the handle back on and test it out.

**Tip 10: Mechanical faucets never last forever.** A faucet is a mechanical thing, so eventually it's going to leak. Some people like the faucet that's already there, even if it's older; others prefer to install a new one. There's a point at which the faucet is so old and corroded that it will be difficult to get parts for it. A lot of the time it's simply cheaper to install a new one.



Questions, Comments or Concerns

Give us a call, we are here to help.



*I would like to wish you and your family a  
wonderful Holiday Season and a Prosperous  
New Year.*

*Michelle Atkinson,  
your Community Manager  
at Solano Verde Ranch*

