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Office Hours  
Monday-Friday  
8:30-4:30

# The Columns at Rockwell

Village at Hospital Hill North,  
Massachusetts

## News around the Community:

Greetings.

In previous years, every fall Rocky offered a "fee for service" to perform maintenance of several appliances in your units. We would like to remind you that regular maintenance is still important.

As in the past, you may prefer to perform a service yourself, or you may prefer that someone do it for you. KPM can provide battery or smoke detector replacements, and refrigerator filter replacement (as long as the owner has the filter onsite when completing services). As with Rocky, any services provided will be billed to you for time and materials. If KPM is able to make a single trip to the Columns to service multiple units, they will be able to prorate their time across the multiple units. You will need to make a service request with KPM; the HOA board will not be coordinating the services. As these are generally not time critical requests, please be patient and allow several weeks before KPM comes out. KPM will charge for service using their hourly rate plus the cost of materials.

Smoke and Carbon Monoxide Detectors. Units have combination smoke / CO detectors; some units may also have additional smoke detectors. The detectors run off your unit's electricity (they're "hardwired"), but the batteries provide important backup should the electricity be out.

*Battery replacement:* Rocky regularly offered the service of replacing the batteries in your smoke and carbon monoxide detectors. Units have combination smoke / CO detectors; some units may also have additional smoke detectors. The detectors run off your unit's electricity (they're "hardwired"), but the batteries provide important backup should the electricity be out. First Alert recommends that batteries be replaced every six months. Do not wait for your system to start chirping! KPM only installs the new 10 year sealed in battery CO\Smoke detectors.

*Unit replacement:* While we do not know when each of the detectors was manufactured, one detector that we looked at was manufactured in December 2016. The expiration date of the detector is on the device. First Alert recommends that the smoke/CO detectors be replaced within ten years. The detectors are interconnected, meaning that when one senses smoke or CO all the detectors in your unit will sound an alert. When it is time to replace the detector, we recommend that you choose to replace detectors with hardwired detectors from the same manufacturer so that the interconnectivity continues to work. We also recommend that you replace all of your detectors at the same time. When replacing a combination smoke/CO detector, you must replace it with another combination smoke/CO detector. First Alert makes a hardwired smoke/CO detector that has a built-in 10-year lithium backup battery, eliminating the need to replace batteries. For reference, we have seen the detectors online for about \$90 each.

*Changing detector brands:* If you choose to use a brand other than First Alert, e.g., Kidde, the wiring that connects to the detector will also need to be changed. This is possible, but it should only be performed by someone qualified to perform the work. Kidde also makes hardwired detectors with built-in lithium batteries. Again, we recommend that you replace all of your detectors at the same time.

Mini Splits. It is important that you periodically clean the filters in your mini splits. See the “Care and Cleaning” section in your owners’ manual. The manual is also available online at <https://www.daikinac.com/content/assets/DOC/OperationManuals/2017/CTXS07-FTXS09-12-Operation-Manual.pdf>. Also note that the mini splits drain condensation through hoses (where a hose connects to a drain varies from unit to unit and mini split to mini split). If a hose clogs, the water will back up and spill out of your mini split. Mini split service providers can blow out hoses and provide cleaning. We do not recommend any specific providers, but DEE Service (413) 789-0800 performed the initial installation.

Refrigerators. Rocky also offered a service to replace and install the water filter in your refrigerator, if you have a refrigerator that supports a filter. The lifetime of a typical filter is six months. Most GE refrigerators use MWG water filters, but you should check the filter currently in your refrigerator. Replacements can be purchased at Manny’s, Home Depot, and other stores that sell refrigerators. Instructions to replace the filters are included with the purchased filter. For reference, filters tend to retail for around \$55.

*Thank you,*

*The Columns Board*