



**FAIRVIEW COMMUNITY
ASSOCIATION
NEWSLETTER**

June 2024

The FAIRVIEW newsletter will be used to promote neighborhood events, encourage owner participation, and provide information to keep you updated on Fairview projects and residents.

Board meetings

**July 15 at 3 PM
in Room 5 of Community Hall**

**September 16 at 3pm
in Room 4 of Community Hall**



President	Rich Quintanilla	303-250-0569
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Secretary/Treasurer	Ellen Jones	941-545-2551
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FAIRVIEW MGR.	FAIRVIEW ASST.	FAIRVIEW NOTARY	FAIRVIEW WEBSITE	SCC WEBSITE
NEW Candis Farberov	Tina Farrell	Lisa Law	Newsletters, activities & forms.	Consumer affairs registry for bonded/licensed contractors
813-333-1047	813-333-1047	813-784-2979		
Cfarberov@CFirstAm.com	Tfarrell@CFirstAM.com	Call/text for arrangements.	www.fairviewpoa.com	www.suncitycenter.org



Hi all,

Happy July... especially **July 4** as we celebrate our great country and our freedom privileges.

After a streak of hot, dry weather, we enjoyed some recent rains. I think everyone would have to agree, with this recent moisture our grass is looking pretty nice and green. Let's keep up with the watering and continue to beautify our Fairview community.

A reminder, we have a community board meeting July 15 (above). Please submit to management, ideas, issues, concerns you would like to address. I would like to see a vote on replacing the trees that we took down at the entrances on both Woodmar and Weatherford. I look forward to seeing you there.

My thoughts and prayers go out to those who are experiencing health issues, family concerns, and other personal matters such as illness, accidents, and such. We should consider each other when we wake up each morning with love, patience and understanding.

Thank you,

Rich Quintanilla
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303-250-0569

Welcome to **OUR GOOD NEIGHBORS** portion of the newsletter!

If you have any questions, please contact Ellen Jones
at 941-545-2551 or e-mail her at Ellenj720@gmail.com



We're excited to share this article from Travel and Leisure magazine about Sun City Center: www.travelandleisure.com

Scroll down to trip ideas: Florida Town most affordable for retirees!

DISHWASHER PODS

An article on the internet says that we should be using liquid dishwasher detergent (or liquid pods) in our dishwashers to prevent those pods with packed powder from creating a thick, concrete like barrier inside pipes after becoming activated with water.

SUMMER VACATION PLANS

Rich asked if anyone had any special plans for summer, so we encourage you to let us know any exciting vacation plans you'd like to share for the next newsletter. Below are Becky's exciting plans with her family...

Two years ago our family took a 2 week driving vacation inside Alaska from Anchorage which was supposed to celebrate Alan and my 50th anniversary and also to be safer from the pandemic. Alan died but we went anyways and saw so many more things by traveling this way. This summer we are going to spend two weeks in Hawaii on four islands. Since our daughter's cancer, surgery, and reconstruction, we have decided we would rather spend the time we have left together spending their inheritance! Facetime helps us plan each vacation together and this is part of the fun. I just finished making the final two reservations that could only be made two months before arrival: sunrise at Haleakala National Park and the Pearl Harbor tour to the Arizona. We are doing things I never thought I would do in my lifetime: snorkeling Molikini Crater (second only to the Great Barrier Reef), snorkeling at night to see the manta rays, a helicopter ride on Kauai, road to Hana, Volcanoes National Park, back country tubing through 9 tunnels dug by Chinese for irrigation, and taking the bus transportation to Diamondhead.

SUMMER ENERGY EFFICIENCY HINTS

In Florida homes, maintaining a well-functioning plumbing system is key to avoiding costly repairs and ensuring a comfortable living environment. With warm temperatures and high humidity, Florida homeowners can face unique challenges in maintaining their plumbing systems. As a homeowner, it's essential to both monitor and maintain your plumbing system by adopting a proactive approach.

1. Prevent clogs and buildup in your pipes by adopting healthy habits in your daily routine. In the kitchen, avoid pouring grease or oil down the drain; instead, let it solidify and dispose of it in the trash. Use a sink strainer to catch food particles and regularly clean it out to keep your drains flowing freely. In the bathroom, use a drain strainer in the shower to prevent hair and soap scum from clogging your pipes. It's also wise to schedule regular drain cleaning services with a professional plumber. This ensures your pipes remain clear and prevents more severe issues such as blockages or sewer backups.
2. Checking for leaks is a vital maintenance task for Florida homeowners. To detect concealed leaks, keep an eye on your water bill for any unexplained increases in usage. Inspect any exposed pipes in your home for signs of moisture or corrosion. Toilets can often develop slow, hidden leaks; add a few drops of food coloring to the toilet tank and, without flushing, check the bowl after 30 minutes. If the color is present in the bowl, you likely have a leak that needs repair. Pay attention to your home's exterior, too. Inspect your yard for any unusually damp or sunk-in areas, which could indicate a hidden leak in buried pipes.
3. Maintaining your water heater helps prevent unexpected breakdowns, extends the lifespan of the unit, and ensures optimal efficiency. Regularly inspect the tank for any signs of leaks or corrosion. Check the pressure relief valve to ensure it's in working order, as it protects the tank from excess pressure buildup. Flushing your water heater periodically removes sediment and mineral deposits that can reduce its efficiency. Consider enlisting the services of a professional plumber to assess your water heater's condition and perform maintenance tasks, such as replacing a malfunctioning pressure relief valve or addressing issues with the heating element.
4. While Florida is not prone to freezing temperatures, properly insulating your pipes can still provide various benefits. Insulated pipes can reduce heat loss in your hot water system, resulting in increased energy efficiency, and can also decrease the risk of condensation, which can contribute to mold growth or water damage. Pipe insulation can be easily purchased at home improvement stores and installed as a DIY project. Alternatively, a professional plumber can assess your home's needs and install the appropriate insulation for your pipe.

5. Florida's water supply is known for its hardness, which can lead to mineral deposits building up in your plumbing system. Installing a water softener helps to reduce the minerals in your water supply that cause scaling, extending the lifespan of your pipes and appliances. A licensed plumber can recommend and install the ideal water softener system for your home based on your specific water quality and need.
6. Keeping your sewer lines in good condition is essential to prevent costly damage and health hazards. Be mindful of what you flush down the toilet; avoid flushing "flushable" wipes, feminine hygiene products, and other non-biodegradable items, as these can cause blockages. Install a backwater prevention valve in your sewer line to protect your home from sewer backups. Periodic inspection and cleaning of your sewer lines by a professional plumber also help maintain their functionality. Plumbers use video inspection services to diagnose any potential issues, such as tree root infiltration or pipe damage and can address them promptly to prevent more severe problems.
7. Consider new hurricane proof energy efficient windows with film can lower electric costs and keep your home cooler. At the least, have your window and door casings caulked every few years.
8. Make sure you have adequate insulation in your attic. You can schedule an energy audit from TECO, which they will do for free. They will evaluate your home and make suggestions on energy efficiency for you. The Brokaws took advantage of this audit when they moved to Fairview two years ago. Because of a program TECO offers for seniors, they were able to have additional insulation put in their attic free of charge. They say it really does make a difference comfort wise, and saves a little on the electric bill!
9. Consider a new energy efficient HVAC system to lower electric costs. This will also improve your chances of retaining homeowner insurance.
10. Consider installing a programmable thermostat to adjust the temperature according to your schedule and preferences that can be linked to your phone so you can use it when you are gone (this has really reduced my electric bill. Becky). The best summer settings are: 76 when at home, 80 when away from home, and 72 at night.
11. Make sure you are Changing your filters once a month.
12. Ceiling fans don't actually cool the room, they cool you through evaporation. Think of a cool breeze on a hot day. Ceiling fans don't actually make the temperature drop. A running fan is cheaper than dropping the temp on your AC and save on your electric bill.
13. Use smart plugs, power strips, and dimmer switches to control the power usage of your appliances and lights. (I use power surge cords on all my refrigerator and TV's because of the power surges we frequently get in SCC. Becky).

14. Use appliances in the off peak times when the rates are lower.
15. Replace shower heads and take shorter showers.
16. Replacing your regular light bulbs with energy-efficient versions can help you save energy and money, too. LED light bulbs cost a bit more, but they consume at least 90% less energy and last 25 times longer. The average household saves about \$225 per year by making this switch.
17. When you wash your clothes in warm or hot water, about 75% of the electricity used goes toward heating that water. Lowering the temperature from 75 degrees to just 60 degrees can help you save at least \$60 a year. Cold water is better for your clothes, too, since it helps prevent shrinking, fading and wrinkling.
18. When you need to replace a major appliance — like your washer, dryer, refrigerator or dishwasher — consider getting a model that's endorsed by the federally run Energy Star program. The yellow Energy Star label helps you identify products that save the most energy and money. Energy-efficient dishwashers are designed to use much less water than older models, so they'll help you save thousands of gallons of water compared to washing by hand. But they also reduce your utility costs not to mention hours of your time. For further savings, make sure your dishwasher is full and turn off the heat-dry setting, which uses more energy to heat the dishes.
19. For those of us who have an air conditioner pipe that runs underneath our home to the outside, this pipe needs to be blown out occasionally because of a mold and mildew buildup inside the pipe. By adding a cup of white vinegar down the tube bimonthly, this helps prevent a build up which shuts off the air conditioner.
20. Keep your blinds closed as much as possible...especially on the south side of your home. Remember doing this up north to keep the cold outside and keep the house warmer?
21. Keep doors and air vents open. Closing a vent just increases pressure in the system and can cause air leaks or an unbalanced flow. That makes your HVAC system work harder to cool your home, and use more energy.
22. Unplug countertop appliances when not in use. They are all still drawing electricity.
23. Instead of using your oven, consider using an electric skillet, toaster oven, etc. that uses 1/3-1/2 the electricity your oven does. Also consider combining food prep to a few times a week to use less electricity and keep your home cooler.
