



RANCHO MANAGEMENT SERVICES (B.C.) LTD.

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MEMORANDUM

TO: All Owners/Residents of Strata Corporation VR1428,
"555 West 14th Avenue"

FROM: Francis Yeung, Property Manager

DATE: November 14, 2007

RE: FROST FREE HOSE BIBS



Dear Owners/Residents:

We would like to remind all units with an exterior hose attachment on their patio that temperatures are beginning to reach the freezing mark at night. The hose bibs are designed to be frost free, but *it is imperative that as the temperature drops you disconnect your hose from the connection*. Leaving a hose attached to the hose bib will increase the likelihood of the tap freezing over the winter and potentially cracking the piping, thus causing a flood. As frozen hose bibs are the cause of numerous floods in the winter months, units who do not remove their hose may be entirely responsible for damages caused.

Yours truly,

RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Agents for the Owners

Per:

Francis Yeung

Property Manager

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FY/mr