

**August 4, 2026**

## **NEW OWNER TIPS**

This document has been compiled for new owners at Harvest Valley who may not be familiar with certain policies, procedures, fixes or allowed modifications that are well known to those who have been here for years. Listed below are items that may or may not have been fixed/installed in your unit or are established policies that might be unknown to you.

Owners are strongly encouraged to read all documents, including rules and regulation, related to Harvest Valley Condominiums. Such information can be found at [Hampshire Property Management Group](#)

### **Policies/Practices**

**Sidewalk Shoveling:** The Board decided early on to not pay to shovel the few sidewalks at HVC, with the exception of the walkway to the mail house. The limited pedestrian use of the roadways in winter has never proved to be a problem.

**Vacant units:** When owners are away for over a week period, they should have a neighbor, friend or family member check on the unit. This will ensure that any unusual occurrences such as water leaks, appliance malfunctions, etc. are identified quickly. Damage caused by unknown events can be costly and affect the condominium insurance coverage costs. In addition, owners are asked to notify our property manager, of any planned absence and how you can be contacted in case of an emergency.

### **Unit Issues**

**Water Pressure Control Valve:** The street water pressure is very high and, early on, caused damage and leaks to hot water tanks and shower valves. All units should have a pressure regulator installed at the meter. Owner expense. (May need periodic service)

**Dry Traps:** If you don't use one or the other of your bathrooms, the traps in the shower drain and sink drains can become dry. Traps need water in them to block sewer gasses. Run some water periodically in them to maintain the integrity of the seal. This advice also applies to the condensate trap (see Condensate Outflow below) in the basement. If you don't use your AC unit, it, too, could dry out.

**Washing Machine Valves:** May be stuck in the on position even though moved to off. Replacement required - owner expense.

**Dishwasher:** Dishwashers should be used at least once per month to keep the seals from drying out. If your dishwasher has been dormant for an extended period of time, be watchful for leaks when it is used again.

**Condensate Outflow:** The line (plastic tubing) from the condensate pump on the air conditioner travels across the cellar ceiling to an open trap on the sewer line. This is the lowest drain in the house, the first place where a sewer back-up would emerge and where you would be least likely to notice it for a while. This trap should be closed with a cap that has a hole for the plastic tubing. DIY or plumber.

**Ice Maker Water Feed Line:** These have had a history of leaking. They seem to know when you are away. There is a shut off valve in the basement and you should turn it off if you are planning on being away for a lengthy period of time.

**Central Vac/Security Systems:** Both systems were installed by Hackworth Systems formerly IRS Systems. They service and sell parts for both systems.

**Garage Door Springs:** They often break and make it impossible to open the door. Owner expense, Easthampton Doors Systems in Easthampton.

**Kohler Fixtures:** Kohler products were used by the installer for all kitchen and bathroom fixtures. Kohler guarantees their products for life and will supply replacement parts if needed. Installation costs would be at owner expense.

### **Modifications**

**Stove Vent:** It is possible have your kitchen stove hood vented to the outside. Contact: Jon McGee at HPMG to discuss.

**Brick Terrace:** You may have the grassy (or muddy!) area between your deck stairs and the bulkhead bricked over to create a small terrace/walkway. This would be done at owner expense and must have board approval in advance.