



## **Air Conditioning / Heating**

Each air conditioning mini-split operates independently of the others. Keeping the doors open during the day helps to keep the temperature in the house consistent. Please keep the temperatures the same on all splits during the day when the doors are open. It is very important to operate all mini-splits on the same mode. Please do not operate on Auto, if one split is on a different setting none of them will operate. If one bedroom is not being used it is best to close the door and have A/C off in that room. Please be sure to keep the remotes in each room they belong in. The thermostats on the walls DO NOT operate the A/C system. Please be sure they are turned down to 50 degrees when the heat is not in use.

There are multiple options for heating. The mini-splits have a heating function and are good for use when the temperatures are not really cold. There is also a baseboard radiant heating system in the home. This works best when temperatures are colder and the A/C will not be operating. The basement typically runs colder than the upper level and there is only one mini-split. The radiant heat will need to be used in the basement to heat that area even when temps are not cold. The radiant system is run by the thermostats in the house. Please keep the thermostats turned down to 50 degrees when the heat is not in use.

## **Water Use**

A unique feature of the property is how it gets its water. Typically, homes have either a well or city water service. Crooked Landing has neither. The house has an artesian spring on the property, which is where the water comes from. These are fairly common in the area and many of the homes along the waterfront sidewalk have them. There is also one in the township park in Oden along the highway.

That being the case, water use will need to be somewhat monitored especially for larger groups of 8+. The spring fills a holding tank in the house and this water is then pumped into pressure tanks. If the water is heavily used it is possible to run the tanks dry. To avoid this make sure to conserve water use when possible. Example: a little shorter shower, avoid sinks running etc... If you notice sinks, showers etc... have air in the lines this is an indication the water tank is empty. If that happens the tank will need to be given some time to refill. The spring has natural water pressure of up to 2 gallons per minute. You can see the feature on the property in the water fountain on the east side. When the tank is full the water will flow into the fountain when the tank is filling the fountain will not run. Please avoid going into this fountain as the water is periodically treated to prevent algae growth.

If you have any questions please contact us!