

Refrigerator Maintenance Tips:

Day-to-Day: Cover food to prevent odors from migrating throughout the fridge and freezer. Clean up any spills when they accrue. Do not leave the fridge empty. Empty refrigerators are less efficient. If you are going away for a few weeks place a few jugs of water in the refrigerator if it is empty.

Monthly: Ice can absorb freezer odors and form solid blocks in the bottom of bins. To keep ice loose and smelling sweet, empty ice bins monthly and start fresh. Put an open box of odor-sucking baking soda in the freezer.

Dirty and flimsy door gaskets prevent refrigerator doors from closing tightly and put stress on the refrigerator motor. Clean grimy gaskets with soapy warm water and rag then dry completely with a clean cloth. If seals are loose, their embedded magnets should be either replaced or re-magnetized.

Quarterly: keeping an open box of baking soda in the fridge and freezer will help to absorb odor-causing acids. Baking soda absorbs odors for as long as three months before needing to be replaced.



Condenser coils in the back of your fridge or at the bottom under the fridge, cool and condense refrigerant while releasing heat. If the coil is clogged with dust and pet hair, they stress the compressor and waste energy. Vacuum the condenser coils and fan using a brush attachment and refrigerator coil brush that can slip into hard-to-reach places. Families with shedding pets should clean the coils monthly.

Every Six Months or if a water filter indicator light comes on: replace the water filter to ensure clean water and ice, and to prevent clogs and leaks. Some refrigerators have indicator lights that tell you when to change the water filter. Check your owner's manual for the location of the filter and directions on how to replace it. After you have put in a new filter, run a couple of gallons of water through it to remove any carbon residue in the filter and check carefully for any water leaks.



**Maintenance Tips are provided by Action Property Management Residence Services as a value added free information service. For convenience and future reference the maintenance tips are also posted to the HOA Action Vivo Homeowner Portal. Serving you is our pleasure. We want you to enjoy the feeling of a well maintained home. You deserve it! For additional information about our Residence Services program please contact Bill Turco at bturco@actionlife.com. If you call us to schedule a service or have a request please reference the "ACTION MAINTENANCE PROGRAM". A Community Care Specialist will be glad to properly assist you. Thank you.*