

Kristel Steib, Community Director 928-247-5937 (Cell)

Christie Shew, Leasing Specialist 928-285-8085 (Cell)

YPG Local Directory

FOR EMERGENCY CALLS		911
Desert Oasis Communities Management Office		928-329-9014
Desert Oasis Communities After Hours Maintenance		928-581-4863
Child Development Center		928-328-2589
Army Community Services		928-328-2513
Youth Center		928-328-2860
Price Elementary (grades K to 5th)		928-329-4279
Ron Watson Middle School (grades 6th to 8th)		928-502-7400
Gila Ridge High School (grades 9th to 12th)		928-502-4600
Non-emergency Police Services		928-328-2720
Non-emergency Fire Services		328-2080/2316
YPG Health Clinic		328-2502/2666
Veterinary Services		928-382-2064
Candlewood Suites		928-388-6200



Quick Reference Guide

Desert Oasis Communities

1120 Cutter Ave

Yuma Proving Ground, AZ 85365

928-329-9014

www.desertoasiscommunities.com

Lead

What is lead, and where is it found?

Lead is a soft, dense, blue-gray metal that can be found naturally in all parts of our environment (i.e. the car, ground, soil and water). According to the U.S. Department of Housing and Urban Development, lead-based paint that is in intact condition is not considered a hazard. Over time, however, lead-containing paint chips and dust can accumulate when lead-based paint deteriorates or when it is disturbed.

U.S. Government Regulations

1978– Lead was banned in the production of paint. *More than 36 Million structures across the US still remain today, however, that contain lead- based paint.*

2014– The U.S. Government banned the use of lead in the manufacturing of bathroom and kitchen fixtures. *The Government changed the standard of manufacturing from 8% lead in fixtures to 0.25%, which is their definition of ‘Lead Free’.*

Lead Hazards: Minimizing your exposure

Lead in paint is only considered to be harmful if ingested, or eaten.

Most of the lead-based paint in houses is covered with many layers of latex paint, and as long as it is covered, is considered safe. Keep an eye out for peeling paint that could be lead based.

Friction points like doors that are tight to close or older wooden windows can cause the lead-based paint to be exposed.

Desert Oasis maintenance staff can repair small amounts of peeling lead-based paint, so contact maintenance as soon as you notice ANY signs of peeling chipping or cracking paint.

Lower your Chances of Exposure to Lead:

Simple steps like keeping your home clean and well- maintained will go a long way in preventing lead exposure. You can lower the chances of exposure to lead in your home, both now and in the future, by taking these steps:

Inspect and maintain all painted surfaces. If you see peeling or chipping paint, contact *maintenance office 928-329-9014*

Potential Sources of Lead Exposure:

According to the EPA, lead can be found in all parts of our environment – the air, the soil, the water, and even inside our homes. Lead and lead compounds have been used in a wide variety of products found in and around our homes:

Lead-Based Paint	Imported Pottery
Water Pipes	Canned Vegetables
Auto Mechanics	Canned Beverages
Children’s Toys	Imported Foods/ Candy
Solder	Soil
Pewter	Local Industries
Costume Jewelry	Range/ Ammunition Handlers

- Address water damage quickly and completely.
- Keep your home clean and dust-free.
- Use a damp disposable cloth to periodically wipe window sills.
- Let the water run after long gaps in use before using for eating and drinking.
- Wash children's hands, bottles, pacifiers and toys often.
- Teach children to wipe and remove their shoes and wash hands after playing outdoors.
- Soldiers - make sure you wash your hands and clothes before playing with kids after a day at the range.

If you would like more information on lead-based paint, please visit the Environmental Protection Agency’s (EPA) website, www.epa.gov. Here, you can review the Lead Warning Statement and the EPA pamphlet entitled “Protect Your Family from Lead in Your Home.”

You can also contact your Community Management Office or your Maintenance Team 24-Hour Maintenance Line: (928) 329-9014

Lead in Drinking Water

How does lead get into drinking water?

Lead can enter drinking water when service pipes that contain lead corrode, especially where the water has high acidity or low mineral content that corrodes pipes and fixtures. The most common problem is with brass or chrome-plated brass faucets and fixtures with lead solder, from which lead can enter into the water, especially hot water.

U.S. Government Regulations

Section 1417 of the Safe Drinking Water Act establishes the definition for “lead free” as a weighted average of 0.25% lead calculated across the wetted surfaces of a pipe, pipe fitting, plumbing fitting, and fixture and 0.2% lead for solder and flux.

Homes built before 1986 are more likely to have lead pipes, fixtures and solder. The Safe Drinking Water Act (SDWA) has reduced the maximum allowable lead content in residential construction.

What can you do to reduce your exposure to lead in drinking water?

Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.

Regularly clean your faucet’s screen (also known as an aerator).

Before drinking, flush your pipes by running your tap, taking a shower, doing laundry or a load of dishes.

Water Quality: How can you obtain information in regards to the quality of your water?

You can contact Sergio Obregon, Environmental Sciences at 928-328-2015 for a copy of the most recent Annual Water Quality Report. This report also provides finished water analysis that identifies the levels of contaminants (such as lead, copper) that may be in water. You can request this report directly from Sergio Obregon 928-328-2015 or Mark Schauer of YPG Public Affairs Office at 928-3286189.

YPG Department of Public Works carefully monitors the quality of the drinking water to ensure it meets all regulatory standards, and routinely samples the water in accordance with federal and state regulations.

Does CWW fluoridate its water?

YPG does not add fluoride to the treated water. State regulations allow for a maximum of 4 milligrams of fluoride per liter of water (mg/L). The fluoride level at Howard Cantonment Area typically runs less than 1 mg/L.

What should you do if your drinking water looks cloudy or has a strange odor?

Cloudy or discolored water can be caused by a variety of things. Sediment in distribution lines sometimes gets stirred up if a water line is disturbed because of a break or through routine hydrant flushing. Let the water run for at least a minute to see if it clears up. This will flush out any sediment if that's the problem.

Mold

What is mold?

Molds are part of the natural environment.

Molds are microscopic fungi that are present almost everywhere in indoor and outdoor environments.

They can grow on virtually any substance, providing moisture is present, to include wood, paper, carpet, and food.

What to do to prevent mold growth:

There is no practical way to eliminate all mold and mold spores in the indoor environment. The only way to control indoor mold growth is to control moisture. Elevated moisture levels can cause mold growth in buildings. Because mold grows readily in warm, humid environments, good housekeeping is critical to preventing excess moisture that can lead to mold growth:

Reduce indoor humidity:

Vent bathrooms, dryers and other moisture-generating sources to the outside.

Use air conditioners and de-humidifiers. Increase ventilation.

Use exhaust fans when cooking, dishwashing and cleaning.

Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.

Change HVAC filters routinely, especially if you have pets.

Use the HVAC system: Set the thermostat to 68 in winter and 72 in summer, even while away from home.

Do not run the air conditioner with the doors or windows open, as it is not only an energy drain, it can also cause excessive moisture inside your home that will lead to mold growth.

U.S. Government Regulations

Standards or Threshold Limit Values (TLVs) for airborne concentrations of mold, or mold spores, have not been set. Currently, there are no EPA regulations or standards for airborne mold contaminants.

It is important to take precautions to limit your exposure to mold and mold spores.

While most individuals experience no adverse effects due to exposure to low or moderate levels of mold, some individuals sensitive to molds may experience health-related issues due to mold in indoor or outdoor environments.

If you have a moisture or mold related concern,

Please notify your property manager right away.

Your property manager will arrange an inspection for water damaged materials and potential mold growth. Any source of excess moisture in your home should be cleaned or repaired as soon as possible to minimize the potential for mold growth.

If you would like additional information on mold, please visit the Environmental Protection Agency's (EPA) website, <https://www.epa.gov/mold> and refer to the pamphlet,

“A Brief Guide to Mold, Moisture and Your Home.”

<https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf>

Environmental

Where can I find information about Lead Based Paint?

Resident Occupancy Agreement (Lease) Section 34- or Management Office.

LBP Lease Addendum attached to the Resident Occupancy Agreement

EPA pamphlet "Protecting Your Family from Lead in your Home." A copy of this pamphlet can be found on EPA's website or by using the following link:
<http://www.epa.gov/lead/pubs/leadpdf.pdf>.

Welcome Packet

Quick Reference Guide

"Protect Your Family from Lead Exposure" Video link listed below

<https://www.youtube.com/watch?v=GRpMIR7lQHI&feature=youtu.be>

Where can I find information about Mold and Mildew?

Resident Occupancy Agreement (Lease) Section 36- or the management offices

Mold and Mildew Addendum attached to the Resident Occupancy Agreement

Quick Reference Guide

Where can I find information about Water?

You can contact Sergio Obregon, Environmental Sciences for a copy of the most recent Annual Water Quality Report. This report also provides finished water analysis that identifies the levels of contaminants (such as lead, copper, etc.) that may be in water.

You can request this report directly from Sergio Obregon 928-328-2015 or Mark Schauer of YPG Public Affairs Office 928-328-6189

YPG Department of Public Works carefully monitors the quality of the drinking water to meet all regulatory standards, and routinely samples the water in accordance with federal and state regulations.

Sergio Obregon 928-328-2015 Environmental Sciences

Mark Schauer 928-328-6189 YPG Public Affairs Office.

General Questions

Where can I find the Resident Occupancy Agreement (Lease) and Resident Responsibility Guide?

A copy of your Lease should be received at Move In

Welcome Folder

Local Community Management Office

Where can I find information on Rental Payments?

Resident Occupancy Agreement (Lease)- Section 2

Local Community Management Office

Where can I find information on Maintenance Requests?

Desert Oasis Resident Handbook Section 2

Welcome Folder

Call the 24-Hour Maintenance Request Line (928-581-4863)

Where can I find information on Pest Control?

The Desert Oasis Residents Guidelines Handbook Section 11

Local Community Management Office

Monthly Newsletter Calendar

Where can I find information on Trash and Recycling Pick Up?

The Desert Oasis Residents Guidelines Handbook Section 1.M

Welcome Folder

Where can I find information on Mowing and Yard maintenance?

Welcome Folder

The Desert Oasis Residents Guidelines Handbook Section 7.D

Where can I find information on Mail Delivery?

Local Community Management Office

Welcome Folder

Where can I find information on the Desert Oasis Pet Policy (Addendum, Requirements, Restricted Breeds, Etc.)?

The Desert Oasis Residents Guidelines Handbook Section 3.

Resident Occupancy Agreement (Lease)- Section 13

Welcome Folder