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RV Park Winterizing

by: Jeff Jubela, Baker Products, Freeze Miser

The winter season brings some unique and potentially serious issues to an RV Park that should be addressed before freezing temperatures arrive, especially if we get another blast like last February. The following are things to think about to ensure you are prepared.

Assuring 100% availability of electricity and water is probably the most important aspect of winterizing your RV park. To a lesser degree, having sand or salt available for slick, icy spots on walkways and steps. Think about having extra propane tanks available during winter months; or, if you refill at your location make arrangements with your propane company to have a plan to ensure extra propane will be available to you on short notice.

It's a good idea to walk around your park to identify any tree limbs that might be close enough to the lines to warrant trimming before winter. Call the electrical company to request they trim the limbs away from your lines. Inspect surface service lines and junction boxes; if you see degraded conditions here, evaluate the equipment for repair or replacement.

If you have a backup generator, make sure you test it prior to winter. Ensure you have plenty of fuel for the generator. If your generator uses diesel, make sure you have anti-gel additive on hand, so that the diesel fuel doesn't gum up like Jell-O and make your generator unusable and costly to fix.

In the past, many methods have been used to prevent freezing of water supply hoses, lines, and faucets. Some folks insulate these areas, and often do not use enough insulation. Heat tape and heated hoses use expensive electricity; worse, if

you lose electricity your pipes and water lines will still freeze and may burst. Frost-free yard hydrants are expensive; and, if they are not installed properly will freeze and break.

The drip method, leaving a faucet running, wastes water. How fast should it run? You may tend to turn it on way before you need to, then leave it on longer than you should!

A new product called the Freeze Miser was introduced over three years ago. It has proven to be a very effective and economical method of freeze protection for outdoor faucets, hoses, water well pumps and float valves. Installation is super simple. Thread by hand (no tools) on the end of your faucet or hose (of up to 150' in length.) The Freeze Miser works by releasing water to flow only if it senses the water inside the hose or pipe is lower than 37 °F. The Freeze Miser will not release water at warmer temperatures. The Freeze Miser is all mechanical and does not require batteries or electricity. It does require a minimum of 10 psi water pressure. The Freeze Miser is only used in outdoor applications. In some scenarios, it can be coupled with a 'Y' valve. With the 'Y' valve threaded to an outdoor faucet, and one of the legs fitted properly with a Freeze Miser, the other leg is available to use at any time. This method may be utilized to protect a hose from a faucet to an RV. The Freeze Miser is made in the USA and comes with a 2-year warranty. You can learn more about this product at www.freeze Miser.com.

