



Quick Reference Guide

www.mountainvistacommunities.com

24-Hour Maintenance:
520-458-5885

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.
- 2014: The U.S. Government banned the use of lead in the manufacturing of bathroom and kitchen fixtures

Lead Hazards: Minimizing your exposure

- Most homes at Fort Huachuca were built after 1999. Only the historic homes of Cavalry Park 1, 2 and 3 were built prior to 1978 and may contain lead-based paint.
- 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.
- 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."

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
- Water Pipes
- Auto Mechanics
- Children's Toys
- Computers
- Solder
- Pewter
- Costume Jewelry
- Imported Pottery
- Canned Vegetables
- Canned Beverages
- Imported Foods/Candy
- Soil
- Local Industries
- Range Operations
- Ammunition Handlers



Lower your Chances of Exposure to Lead:

You can lower the chances of exposure to lead in your home by taking these steps in homes built prior to 1978:

- Inspect and maintain all painted surfaces. If you see peeling or chipping paint, contact maintenance.
- 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.

The Mountain Vista Communities 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

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 (SDWA) 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 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).
- Consider using a water filter certified to remove lead and know when it’s time to replace the filter.
- Before drinking, flush your pipes by running your tap, taking a shower, doing laundry or a load of dishes.



Where does Fort Huachuca’s Drinking Water Come From?

- The drinking water being delivered to you is pumped from a regional groundwater aquifer located in the Upper San Pedro River Basin. This aquifer lies beneath portions of Cochise County and Mexico. The water system is owned and managed by Fort Huachuca and consists of source, treatment, storage, and distribution facilities. All of our drinking water is treated with chlorine and fluoride to ensure the health of every consumer. Chlorine acts as a disinfectant to prevent bacterial contamination. Fluoride is added at sufficient levels as recommended by the American Dental Association (ADA) to prevent dental caries (cavities).

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 firefighting. 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. If the problem is corrosion from your private plumbing system in your home, running the water for a few minutes should also clear it up.

For questions regarding the environment or natural resources on Fort Huachuca, please contact the Environmental and Natural Resources Division office at 520-533-5251.

Asbestos

What is asbestos?

Asbestos is a building material commonly found in buildings **constructed prior to 1981**. At Mountain Vista communities, all but the 57 Historic homes were built between 1999 and 2013. They were built years after asbestos-containing materials were banned and therefore pose no asbestos hazard. The historic homes have been renovated numerous times throughout the years, and most asbestos containing materials have been removed or encapsulated within the living areas, posing very minimal risk. There may be minimum encapsulated asbestos containing materials under the floor tile, in roofing material or in spaces not accessible to residents such as exterior mechanical closets or basements

Does asbestos material need to be removed?

No; the EPA does not require that intact asbestos materials be removed. As such, owners and residents must take reasonable precautions to minimize the risk of disturbance of asbestos containing materials.

How do you identify materials that may contain asbestos?

Unless labeled, it is difficult to determine whether a material contains asbestos by simply looking at it. Some materials that may contain asbestos include, but are not limited to:

- Wallboard Joints
- Mastic under linoleum or tile
- Pipe Insulation in mechanical rooms (not accessible to residents)
- Select Linoleum Flooring
- Roofing and Siding Shingles
- Automobile Clutches and Brakes
- Hot water and steam pipes coated with asbestos material or covered with an asbestos blanket or tape
- Heat-Resistant Fabrics

Keep an eye on asbestos-containing materials, and visually check them over time for signs of wear or damage, as they may release fibers when/if they are disturbed. Look for signs of wear or damage, such as tears, abrasions, or water damage.

ASBESTOS DO'S AND DON'TS

- Do leave undamaged asbestos-containing materials alone
- Do keep activities to a minimum in any areas having damaged material that may contain asbestos, including limiting children's access to any materials that may contain asbestos.
- Do take every precaution to avoid damaging asbestos-containing material
- Do have removal and major repair done by people trained and qualified in handling asbestos.
- Don't dust, sweep, or vacuum debris that may contain asbestos.
- Don't saw, sand, scrape or drill holes in asbestos-containing materials.
- Don't use abrasive pads or brushes on power strippers to strip wax from asbestos flooring.
- Don't sand or try to level asbestos flooring or its backing. When asbestos flooring needs replacing, install new floor covering over it, if possible.
- Don't track material that could potentially contain asbestos through the house. If you cannot avoid walking through the area, have it cleaned with a wet mop.

What to do if you have Asbestos in your Home

- If you think there may be asbestos in your home, don't panic. Asbestos-containing materials that aren't damaged or disturbed are not likely to pose a health risk.
- Typically, it is best to leave asbestos-containing material alone if it is in good condition.
- If you have questions or concerns, contact the Maintenance Department. An inspection will be conducted, and if needed, asbestos repair or removal will be completed by a trained asbestos professional.

24-Hour Maintenance Line: (520) 458-5885

If you would like additional information on asbestos, please visit the Environmental Protection Agency's (EPA) website, www.epa.gov/asbestos.

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 foods.



Mold growing on a suitcase stored in a humid basement

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.

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.
- Use the HVAC system: Set the thermostat to 68° in winter and 76° in summer. While away from home, set the thermostat to 60° in winter and 80° in summer.
- Do not run the air conditioner with the doors or windows open, as it is not only an energy drain but can also cause excessive moisture inside your home, that may lead to mold growth.
- Mountain Vista Communities replaces HVAC filters routinely on all homes.

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

How Common is Mold?

Because of the dry weather, mold is not a common issue inside residential homes in Arizona, however, it is possible – especially during monsoon season.

If you have a moisture or mold related concern, please immediately notify the Mountain Vista Communities Maintenance Office at 520-458-5885.

After contacting us, Maintenance 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.

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.

Monsoon

A monsoon is a large-scale weather pattern that involves a seasonal wind shift over a particular region and is usually accompanied by an increase in atmospheric moisture and precipitation.

Monsoon season typically starts by early July in the Southwest, beginning in New Mexico and Arizona before expanding north. The season typically lasts through September.

Although monsoon season brings rain and relief from the sometimes extreme summer heat, the thunderstorms that move through can be intense and bring their own set of hazards.

Thunderstorms that move through the Southwest can bring strong, damaging wind gusts, which can also kick up dust and create dust storms that can significantly lower visibility.

While the thunderstorm activity is usually very scattered and “hit or miss,” where they do occur, torrential rain could trigger flash flooding and debris flows.

The threat of flash flooding is exacerbated in the Southwest due to the soil composition and terrain. A heavy downpour can quickly cause significant flooding within minutes.



Winds

High winds are not uncommon on Fort Huachuca year round. Follow these tips to keep your family and possessions safe:

- Do not leave screen doors propped open. The smallest gust of wind can cause expensive damage to storm doors.
- Remove flags and flag poles to prevent damage to the house or loss of the flag in the wind.
- Keep pets protected from the elements when left outdoors.
- Ensure trampolines and lawn furniture are secured.



Fire Hazards

Wildland Fire at Huachuca

Wildland Fire is the number one environmental threat to Fort Huachuca. Although there is always a threat of wildland fire, the danger is generally highest April through July.

Although four out of five wildfires are started by people, nature is usually more than happy to help fan the flames. Dry weather and drought convert green vegetation into bone-dry, flammable fuel; strong winds spread fire quickly over land; and warm temperatures encourage combustion. When these factors come together all that's needed is a spark—in the form of lightning, arson, a downed power line, or a burning campfire or cigarette—to ignite a blaze that could last for weeks and consume tens of thousands of acres.

What You Can Do

- Keep yard mowed and trimmed
- Ensure fallen branches and limbs are cleared away
- Keep bar-b-que grills away from combustibles
- Above ground fire pits are permitted if located a safe distance from all structures and overhanging tree branches
- Bar-b-que grills and fire pits must be attended at all times when in use
- Dispose of ashes properly and only when entirely cooled

Fort Huachuca is a Firewise Community

In January of 2018, Fort Huachuca became the first Army installation to achieve the prestigious title of Firewise Community. The Firewise program was established by the National Fire Protection Association to educate residents living in areas prone to wildland fires.

Emergency Evacuation Information

In the event of a wildland fire, or other emergency, Mountain Vista Communities recommends following the Fort Huachuca Garrison Facebook page (U.S. Army Fort Huachuca) for updates and official information. Pre-evacuation and evacuation decisions are made by the Fort Huachuca Garrison, not Mountain Vista Communities.

Should an evacuation occur, information will be relayed through the Public Affairs Office, and disseminated via Facebook, the Commanders Access Channel and/or by the Military Police and loud speaker broadcast.

AtHoc Emergency

In the event of an emergency or severe weather condition, an alert may be sent to any affiliated member of Fort Huachuca. To register, send an email to the Fort Huachuca Emergency Operation Center:

usarmy.huachuca.imcom-central.mbx.huac-watch@mail.mil – in the subject line use “AtHoc Registration”, be sure to provide your name, address and contact information.

Living Safely With Wildlife

Fort Huachuca Environmental and Natural Resources Division

Fort Huachuca and the Huachuca mountains are home to a unique diversity of wildlife. With respect and understanding, we can live together safely.

What Attracts Wildlife?

All wildlife need the same things to survive: water, food, shelter and space. Removing these attractants discourages wildlife from entering the space around your home.

- Hang bird feeders at least 8 feet off the ground per Fort Huachuca Wildlife Feeding Policy 15-062. Bird feed and hummingbird food attracts bears, skunks and turkeys.
- Secure your garbage cans in your garage or house until day of pick up. Garbage is an easy meal for bears, javelinas, coyotes and raccoons.
- Clean up rock or brush piles in your yard. They attract rodents, who attract snakes.
- Clean your BBQ grill after each use. Stuck on food and grease attracts wildlife.
- Feed your pets inside. Store pet food inside. Pet food left outside attracts skunks and bears.
- Keep pets on a leash at all times, even while hiking in the canyons.



Help Keep Wildlife Wild & People Safe

- Do not approach wildlife. If you need to pass, give the animal plenty of space.
- Do not feed wild animals. They can take care of themselves. Wildlife has a decreased chance of survival once they become accustomed to being fed by people.
- Scare wild animals away with loud noises so they do not get used to people.

What To Do If You Find Dead, Sick Or Injured Wildlife

- Report sick, injured or dead wildlife to **ENRD 24 hour wildlife hotline, 520-678-8112**.
- Leave young wildlife alone. Its mother will come back for it.
- It is okay to put baby birds back in the nest.

Call our 24 hour wildlife hotline 520-678-8112 if you have an issue with wildlife in or around your home, or if you find sick or injured wildlife.

Living Safely With Snakes

Fort Huachuca Environmental and Natural Resources Division

Fort Huachuca is home to over 25 species of snakes, with only 7 species being venomous. Please treat all snakes with respect. If you find a snake in or around your house/work area, call our **24 hour wildlife hotline at 520-678-8112** and we will relocate it.

What To Do If You See A Snake

If you see a snake, give it plenty of space to escape. Snakes would rather flee than defend themselves. We are larger than snakes, therefore snakes think we are predators.

Tips To Help You Avoid Snake Bites

- Give all snakes the right-of-way.
- Look for concealed snakes before picking up rocks, sticks or wood.
- Check your yard for snakes before letting your children and pets out to play.
- Wear hiking boots and long pants.
- Stay on paths and trails. Avoid tall grass, weeds and brush where snakes may hide.
- Keep your dog on leash while hiking.

If you encounter a snake, leave it alone. A large percentage of snake bites occur when a snake is handled or abused.

If you are bitten, remain calm and seek emergency medical attention as soon as possible.

The three most commonly encountered venomous snakes on Fort Huachuca are the Western diamondback, Mojave and black-tailed rattlesnakes. Rattlesnakes fulfill a vital ecological role. A rattlesnake can eat 25% of the rodents in a given area each year. In turn, rattlesnakes provide food for raptors and even other snakes, such as gophersnakes and kingsnakes.



Western Diamondback Rattlesnake



Mojave Rattlesnake



Black-tailed Rattlesnake

Frequently Asked Questions

Where can I find the Resident Occupancy Agreement (Lease) and Resident Guidelines and Community Handbook?

- A copy of your Lease should be received at Move In
- Community Management Office
- Mountain Vista Communities website

Where can I find information on Rental Payments?

- Resident Occupancy Agreement (Lease)
- Community Management Office

Where can I find information on Maintenance Requests?

- Mountain Vista Communities Resident Guidelines and Community Handbook
- Welcome Folder
- Call the 24 Hour Maintenance Request Line (520-458-5885)

Where can I find information on Pest Control?

- Mountain Vista Communities Resident Guidelines and Community Handbook
- Community Management Office
- Call the 24 Hour Maintenance Request Line (520-458-5885)

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

- Mountain Vista Communities Resident Guidelines and Community Handbook
- Welcome Folder
- Monthly Newsletter (Schedules)
- Facebook

Where can I find information on Mail Delivery?

- Community Management Office