

# PMI James River Newsletter

Winter 2025

## A Message From Your Property Manager



Dear Residents,

Colder days are settling in, and winter in Richmond is officially here. As we move into the season of early sunsets, warm layers, and cozy evenings at home, our team is focused on keeping your home comfortable, safe, and running smoothly. Whether it's preparing for freezing temperatures or sharing helpful winter tips, we're here to support you through the months ahead! Wishing you a warm, calm, and comfortable winter.

The PMI James River Team

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### Upcoming Office Closures

**Dec 24-26:** Christmas

**Dec 31- Jan 2:** New Year

**Jan 19:** MLK Day

**Feb 16:** Presidents Day

## Website

[PMIJAMESRIVER.COM](http://PMIJAMESRIVER.COM)

Visit the website to:

- Access the tenant [portal](#)
- Read the [blog](#)
- Find [maintenance tips](#)
- View [Frequently Asked Questions](#)

## Community Reminder

PMI James River is excited to support residents on the path to homeownership. If you're ready to explore owning your own home, reach out—we'd love to help you get started. In some cases, we may even contribute toward your closing costs.



Please review your experience with us. Your feedback helps us provide better services!





## Prevent Frozen Pipes

Freezing temperatures put added stress on plumbing, especially pipes along exterior walls and outdoor spigots. **Your lease requires protecting the home's plumbing**, and a few simple steps can prevent costly damage during winter.

Inside the home, keep the heat set to **65°F or higher** at all times, even when you're away. On very cold nights, **open cabinet doors** under sinks so warm air can reach the pipes, and **allow faucets to drip** if temperatures are expected in the low 20s or below. If you notice *reduced water pressure or no water flow*, report it immediately—this can be an early sign of a freezing pipe.

Please **remove and drain all outdoor hoses right away**. Leaving a hose attached traps water in the line and can cause the pipe inside the wall to freeze and burst. After the hose is removed, the easiest way to protect the spigot is to **add a foam faucet cover** (hardware stores, [Amazon](#), [Walmart](#)). If you choose not to use a cover, be sure the spigot is **properly insulated** so it's protected during freezing temperatures.

If you suspect a frozen pipe, **do not attempt to thaw it yourself**. Avoid heat guns, space heaters, or open flames near plumbing. Report any leaking or dripping immediately so we can address it safely.

## Winter Weather Preparedness

Mid-Atlantic winters are usually mild, but sudden cold snaps, icy conditions, and occasional snowstorms can cause problems. Here are some quick tips to stay safe and comfortable during winter weather:

- **Keep Heat Steady:** Maintain your thermostat at a consistent setting (65°F or higher). Sudden drops make frozen pipes more likely.
- **Dress in Layers:** Wear warm, moisture-wicking layers. Avoid cotton during icy/windy conditions; it traps moisture and makes you colder.
- **Use Caution Outdoors:** Ice can form even when temperatures hover just above freezing. Walk carefully and use handrails.

- **Be Ready for Power Outages:** Keep a flashlight, extra batteries, and fully charged phone. If you lose heat, keep interior doors closed to retain warmth.
- **Stay Informed:** Monitor weather alerts from local authorities for storm warnings, freezing rain advisories, or strong wind gusts.

**Small steps make winter weather easier to manage. Stay warm; stay prepared**





## RVA Winter Events

At PMI James River, we're committed to helping you enjoy your home—and your community—to the fullest. Here are a few fun suggestions to make the most of Winter in the Richmond Metro area:

- **GardenFest of Lights.** Nov 4–Jan 4, Lewis Ginter Botanical Garden. The garden transforms into a magical nighttime experience with glowing lights, pumpkins, and seasonal displays. Perfect for an evening stroll and a uniquely Richmond fall tradition. ([link](#))
- **Giants: Art from the Dean Collection of Swizz Beatz & Alicia Keys,** Nov 22–Mar 1, VMFA. Featuring 130+ works by leading Black artists from around the world. ([link](#))
- **Dominion Energy Christmas Parade.** Dec 6, Downtown Richmond. Marching bands, floats, local performers, and the city's official kickoff to the holiday season. ([link](#))
- **Maymont Merry Market.** Oct 6–7, Maymont. Local artisans, food, fire pits, festive drinks, carriage rides, and holiday shopping. ([link](#))
- **Richmond Ballet's "The Nutcracker".** Dec 6–18, Carpenter Theatre. A Richmond holiday staple with full orchestra, local performers, and elaborate sets. ([link](#))
- **Richmond Chocolate, Wine, & Whiskey Festival.** Feb 7, Main Street Station. Artisan chocolates, wine, whiskey, cocktails, and gourmet treats in an indoor winter festival setting. ([link](#))
- **Virginia Wine Expo.** Feb 28–Mar 8, Main Street Station. Celebration of wine, spirits, and food featuring tastings, chef-driven events, and regional showcases. ([link](#))

### About PMI James River



PMI James River is a locally owned property management company serving the Richmond Metro area. We specialize in residential homes across the region; but also manage a few select properties beyond our core service zone.

Our mission is to combine modern technology with a personal, hands-on approach. We believe innovation should enhance, not replace, great service. That's why we're committed to delivering both efficiency and genuine care to every owner and resident we work with.

## A Few Reminders to Keep Seasonal Stress at Bay

### Maintenance Requests

Submit through portal, one item per request. If you mention something verbally or by text, follow up in the portal so it doesn't get missed.

### Humidity Control

Cold weather can cause interior condensation. Use bathroom fans, kitchen vents, and keep blinds/curtains slightly cracked to allow airflow.

### Fireplace & Candle Safety

Wood-burning fireplaces may not be used without express written permission. For safety, open flames (candles, incense, etc.) are also not permitted in the home. Use battery-powered alternatives to maintain a safe living environment.

### Space Heaters

Space heaters aren't allowed due to fire risks. To stay warm: adjust your thermostat steadily, reverse ceiling fans to clockwise, use draft stoppers, and open curtains for daytime sun.

### Living in an HOA, Condo, or Townhome?

1. Mind Your Balcony or Patio 🧹
2. Be Smart with Outdoor Décor 🎅
3. Keep Common Areas Clear 🚫
4. Remove Fall leaves 🍁
5. Handle Trash Properly 🗑️

### Smoke & CO Alarms

Winter = more heating devices, more risk. Take a moment to test all smoke and carbon-monoxide alarms to ensure they're working properly.

### Frozen Pipes Prevention

Keep your heat set to at least **65°F**, even when you're away. Open cabinet doors on exterior walls, especially during freezing nights, and let faucets drip slightly if temps drop below 20°F.

### Holiday Décor Safety

Use UL-listed lights, avoid overloading power strips, keep real trees well-watered, and unplug décor when not home.

Here's to a warm and cozy Holiday Season! Thank you for being a part of the PMI James River community.