BAY WATCH III
CONDO ASSOCIATION
BOARD OF DIRECTORS

P. O. Box 1277
Ocean Pines, MD 21811
410-208-0653   410-208-9430 FAX

BayWatch III Information Bulletin #9
Heater and A/C Maintenance

June 1, 2010:

At BayWatch III our initial heating and air conditioning systems are reaching the time of normal replacement. Indeed, several owners have already had to replace all or parts of their system. This Information Bulletin #9 is to provide you with some ideas and points to consider when considering replacement of this system. This is done just as a reminder, however, the maintenance and replacement of this system is unit owner responsibility.

All of our units have backup heaters in case the exterior unit fails. This is to protect the condo from freezing in the event that the heat pump fails. It is critical that both the primary (heat pump) and secondary backup systems are maintained routinely in order to get maximum life expectancy. There are several heating and air conditioning contractors who have worked in our area and several of these are listed below for your reference. Note that these are for reference only and your choice of HVAC contractors is entirely personal to the unit owner:

- Airmasters Air Conditioning and Refrigeration – 410-289-5335
- Arctic Refrigeration and Air Conditioning Service – 410-289-1283
- Megee Plumbing and Heating – 410-289-3335
- Ocean Air Inc. – 410-723-0767

It is recommended that each unity have a **yearly maintenance contract** to keep both the primary and backup systems functioning properly and to recommend when it is time to consider replacement. Many contractors can also provide plumbing maintenance for filters and lines.

Ocean City code also required that any new outside units be raised above the flood level. Each building is unique and each contractor interprets the code differently. Please check with your contractor as to whether a new installation must be raised on a platform when installed.

We hope that this information is helpful in maintaining the heating and cooling system in your unit.