

**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 #1*

*Plumbing Maintenance*

September 10, 2007

As a matter of routine maintenance, your Board of Directors at BayWatch III Condominium Association thought it prudent to occasionally provide advice for your consideration on a number of topics relating to our units. The topic of this first BayWatch III Information Bulletin is Plumbing Maintenance.

Over the last several years, we have had occasional leaks from units that have caused some level of damage to the unit from which the leak occurred and, in some cases, to units below or beside the leaking unit. These leaks have come from a number of sources:

- water heaters that have reached the end of their useful life
- water lines to ice makers that have reached the end of their useful life
- drains in the shower stalls and vanity sinks that began to fail.

In the case of the shower drains, we have found that at least one drain type was meant to be an external drain but was used on an internal unit. The gasket failed in this one drain as a result. The ice maker water lines that are copper seem to fail after the refrigerator has been moved for cleaning and the water heaters get old and spring a leak. Apparently plastic piping is more flexible and stainless steel is stronger but that decision is between you and your plumbing contractor. We think there have been a total of 4 – 5 drains, 2 -3 water lines, and 2 – 3 water heaters that have failed in the 10 years of our existence but it has been happening more frequent recently and therefore it may be time to address these issues in your unit as preventive maintenance. Other leaks have occurred from overflows of tubs and washers, condensation water leaks from the AC units and allowing the unit temperature to drop below the mandated 55 degrees causing a frozen pipe.

These issues are normal owner maintenance responsibility and this bulletin is to advise you of some of the areas that may need this maintenance in your unit. Leaks from unit to unit and the resulting damage are also owner responsibility. Some owners have a plumbing contract for 2 visits a year to check these items and change water filters in the sink and refrigerator.

We hope that you find this information useful in maintaining your unit at BayWatch III.