

**BAY WATCH III
CONDO ASSOCIATION
BOARD OF DIRECTORS**

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BayWatch III Information Bulletin #5

Winterization and Plumbing

Updated November 26, 2011

As a matter of routine maintenance, your Board of Directors at Bay Watch 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 fifth Bay Watch III Information Bulletin is Winterization and Plumbing.

The Board has conducted the fall inspection of units to assure that heating is on at the minimum level of 55 degrees and that water is turned off in units as per the Condominium Regulations. In the past, we have found as many as 8 units with heat turned off and a nearly equal number with water left on. This is a dangerous situation that has resulted in major damage to multiple units when pipes freeze and water then invades units below and next to the leaking unit. The damage has been sometimes small and sometimes very large leading to as many as 6 units requiring major renovation and loss of use for extended periods of time.

Bulletin #5 is a reminder that it is the unit owner's responsibility to heat the unit to at least 55 degrees all winter long [in accordance with Maryland Condo Law] and to turn off the water supply whenever the unit is vacant for more than a few days. Also, the Condo Rules require that the management company have current keys to each unit so that issues can be addressed in an emergency without damaging the door or window to enter the unit to prevent further damage. We were surprised that we had either no key or incorrect keys for many units so we have asked our management company to contact owners to update our key collection.

As a reminder of plumbing maintenance issues that are owner responsibility that can be the cause of water leaks, here are the key issues for you to be aware of in completing your condo maintenance:

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

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.

One additional issue that has been raised to the Board by some owners. We have been asked about RENAI Water Heaters and whether they are a good idea for individual owners.

Upon investigation, we have found that these heaters cause several concerns and the Board does not recommend that they be added to the individual units. The major issue is the electric supply required to operate these units seems to be more than the current infrastructure allows in our condominiums. Changes in power supply and infrastructure of the buildings is not permitted by unit owners. Additionally, we have determined that many units would not have the space available to install this equipment.

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