



9/19/2022

Hello Singing Springs!

We have had another incident of major water damage as a result of an unforeseen leak. This was a smaller leak that happened in an upper unit while the owner was out of town, and has caused damage to that unit, as well as to the unit below it. When this type of thing happens, it causes so much stress, to both owners having to deal with relocating, repairs, contractors and insurance companies, and any extra expenses. The damage caused to the neighboring unit is so extensive that they are having to move out of their home entirely, (including furniture), and be displaced for a period of approximately 6 months. Then, they have to move back in. That is a significant and stressful undertaking for anyone.

These things can always be resolved of course, but we thought we would send out some useful ideas that can help us all avoid this type of situation.

- ◆ Please check your water shut-off valves located behind each toilet, under the bathroom and kitchen sinks and at the hot water heater. These valves can degrade over time, and in an emergency, they can break off rather than turn off! Please make sure all shut off valves are in good repair and operable.
- ◆ If you are leaving your unit unattended for an extended period of time, it might be a good idea to turn the above-mentioned water valves to the off position. The worst-case scenario is if the leak goes undetected for an extended period while you are gone.
- ◆ There are some products available such as the one shown below. These are very handy, not too expensive, and will help you to know ASAP when a leak starts. They can even notify your phone through an app when moisture is detected. We have had owners use this type of product with success. This product is one of many. Please do your due diligence and choose the product that works best for you, but this will give you the general idea: <https://www.amazon.com/Detector-Wireless-Notification-Security-Basement/dp/B07J9HZ5VN>
- ◆ Attached are the water shut off procedures in case water needs to be shut off to your entire building; these are also posted on our website. It is so important for each owner to become familiar with the correct way to shut water off to their building in the event of an emergency. Please take a look, and locate the water shut off valves for your building.
- ◆ It is always a great idea to have the phone numbers of your immediate neighbors. A quick phone call or text during a time sensitive emergency can be so helpful.

Thank you for your time and follow through...together we can take small steps to make Singing Springs an even better place to live!

SSV BOD