

Keep Your Cool and Save \$\$\$

Get HVAC Checkup!



Maintaining the Heating, Ventilation & AC (HVAC) Unit will keep you comfortable and save money.

More info: www.alicantehoa.com → Owner Services → OMC Bulletins
www.vivoportal.com → Documents → Association Documents → OMC Bulletins

Alicante

classic, comfortable, modern
in Bankers Hill

Background

The air conditioners in Alicante are technically called “water source heat pumps”. In this type of system, a water loop connects the cooling tower and boilers at the top of the building with all of the heat pumps located in condos and common areas throughout Alicante.

To Cool: The heat pump moves heat from a room’s air to the water loop. The cooling tower moves excess heat from the water loop to the outdoors.

To Heat: The heat pump moves heat from the water loop to a room’s air. The boilers at the top of the building reheat the water in the loop.

Service/Check-up

To keep your HVAC unit working properly and efficiently, check/service it regularly.

Higher frequency: Residents who use their AC a lot (e.g.; sunny south-facing condos) and/or whose pets’ hair may get caught in the filter.

Lower frequency: Residents who use their AC less (e.g.; north-facing condos with low solar heating).

Change the HVAC filter. (See separate bulletin: **Alicante OMC – HVAC Filters**). Note: Failure to replace the filter regularly can have negative results:

- A clogged filter reduces the HVAC’s ability to heat/cool, adding to its cost of operation.
- Materials from a clogged filter can fall into the condensation pan, clogging its water drain tube, causing the HVAC to shut off. A service call is needed to restore HVAC operation.

Have the HVAC unit inspected for proper operation. A service call typically includes the inspection of the coil, the filter, the condensation pan and drain tube, refrigerant pressures, temperature sensors and water valve operation. Water accumulation in the condensation pan has been an issue for some HVAC units – see above.

Vendors

Since Alicante’s HVAC system is specialized to newer high-rises, ensure you contact an experienced vendor. You may want to contact one of these who is familiar with Alicante:

California Comfort Systems USA	(858) 564-1100	http://www.calcsusa.com
Countywide Mechanical Systems	(619) 449-9900	http://countywidems.com
Hurn Mechanical	(619) 312-1924	http://www.hurnmechanical.com
SDAir	(619) 446-6403	http://www.sdair.com