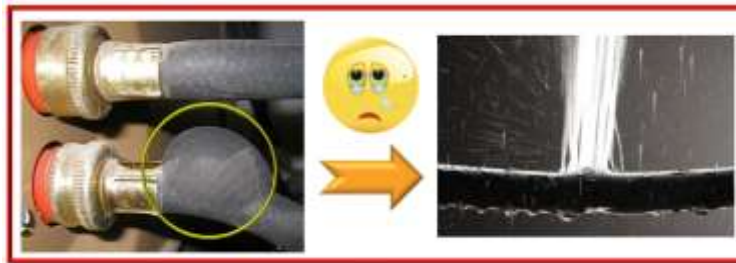


A Leak While You're Away Can Lead to an *Expensive Flood...*

Laundry Room...



Kitchen or Bathroom ...



- Recommend closing water valves before extended absences.

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

<http://resident.actionlife.com> → Documents → Association Documents → OMC Bulletins

A number of units have experienced water leaks / floods while their residents were away. To reduce the risk of this recurring, the OMC recommends:

A. Before each lengthy absence close water supply valves throughout condo:

1. Laundry room – Valves are on the left or right side of the washing machine
2. Kitchen faucet – Valves are in the cabinet under the kitchen sink
3. Bathroom vanity faucets – Valves are in the cabinet under the vanity sink
4. Toilets – Valves are under the toilet tanks

Alicante water supply lines use ¼ turn or multi-turn valves.

To operate ¼ turn valves:

Action	Steps	Comment
Close valve	a) Turn tab clock-wise 90 degrees (1/4 turn). b) Open faucet tap to confirm water supply is off. If it is not off, the ¼ turn valve has become defective and needs to be addressed by a plumber – see below.	DO NOT EXCEED 1/4 turn or the valve may break.
Open valve	a) Turn tab counter-clockwise 90 degrees (1/4 turn). b) Check faucet to confirm water supply is on.	

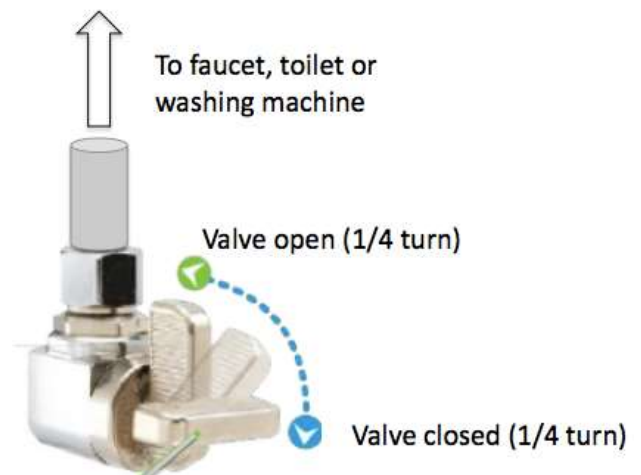
Laundry Room



Kitchen or Bathroom



Note: If the valve's tab has not been moved in a long time, it may be difficult to rotate. To loosen, little by little, rotate tab back and forth until it moves freely through the full 1/4 turn range of motion. If this is unsuccessful, contact a plumber – see below.



To operate multi-turn valves:

Action	Steps
Close valve	a) Turn knob clock-wise until valve is seated. b) Open faucet tap to confirm water supply is off. If it is not off, the multi-turn valve has become defective and needs to be addressed by a plumber – see below.
Open valve	a) Turn tab counter clock-wise until valve is open. b) Check faucet to confirm water supply is on.

Note: If the valve's knob has not been moved in a long time, it may be difficult to rotate. If you can't rotate the knob, or are unsure, contact a plumber – see below.





B. Ensure Management has your current email & phone contact info

If a leak occurs while you're away, Management will attempt to contact you to advise of the leak. In cases where you are unreachable, out of consideration of the Association's common areas and other condo units, Management may engage water remediation services, a plumber, etc. to address the leak / flood in your unit.

C. Responsibilities

Remember: Homeowners' responsibilities related to flood damage are found in the CC&Rs.

D. Plumbers

High-rise plumbing systems are unique. We recommend using qualified plumbers that are licensed, bonded, & insured and are familiar with the plumbing systems at Alicante. The following plumbers have building experience and know how to engage and work with our on-site building Management & Engineer:

- Clean Earth Maintenance Systems: 619-284-4239 or www.cleanearthrestorations.com
- ProTec Plumbing: 858-397-6265 or www.ProTec.com
- Pipe Trades: 619-452-2334 or <http://www.pipetrades.net>