

## Reduce Chances of an *Expensive Flood*...

*Living in a high-rise is not like living in a house...*

A number of units have experienced water leaks / floods that have impacted adjacent condos/common areas. To reduce the risk of flood damage to your condo, neighbor condos, and/or common areas:

**A. Please refer to the various actions and related OMC bulletins listed below, and share these practices with guests/tenants, who are your responsibility.** All bulletins are available online, at the links shown at the bottom of the page.

#	Topic	OMC Bulletin
A	<b>Ensure your drains flow freely</b>	Alicante OMC – Drain Cleaners
B	<b>Only flush appropriate items down toilets</b>	Alicante OMC – Toilet Paper
C	<b>Close water valves when away for extended periods</b>	Alicante OMC – Close Valves
D	<b>Only put appropriate items down garbage disposals</b>	Alicante OMC – Garbage Disposal Care
E	<b>Replace leaking garbage disposals</b>	Alicante OMC – Garbage Disposal Replacement
F	<b>Don't run clothes or dishwasher unattended</b>	Alicante OMC – Untended Appliances
G	<b>Replace rubber washing machine hoses with stainless steel hoses</b>	Alicante OMC – Washing Machine Hoses
H	<b>Every 5 years replace:</b> <ul style="list-style-type: none"> <li>• Water supply lines with new stainless steel mesh type</li> <li>• Angle stops with ¼ turn stops</li> </ul>	N/A
I	<b>Install water leak detectors</b>	Alicante OMC – Water Leak Detectors

More info: [www.alicantehoa.com](http://www.alicantehoa.com) → Owner Services → OMC Bulletins

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

J	<b>Install liquid holding under sink cabinet mats</b>	Alicante OMC – Under Sink Cabinet Mats
K	<b>Stay away from fire sprinklers</b>	Alicante OMC – Fire Sprinklers

**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, which are available at the HOA link below.

**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:

- Pro Tec Building Services: 858-569-1080 or <https://www.protec.com>
- Clean Earth Restoration: 619-284-4239 or <https://cleanearthrestorations.com>
- Pipe Trades: 619-452-2334 or <http://www.pipetrades.net>