

Leak Detectors Can Reduce the Risk of an *Expensive Flood...*



A number of condos have experienced water leaks / floods. To reduce the risk of flooding to your condo, your neighbors' condos, or common areas:

A. Residents / Owners may want to install early leak warning detectors in areas where they have water valves, for example:

1. Laundry room – water supply lines, washing machine, washing machine drain pipe
2. Kitchen – water supply lines to faucet, dishwasher, and ice machine
3. Bathroom – water supply lines to toilet and sink

Detectors are available from a variety of manufacturers at a number of price points. An example leak detector is the [Flo Smart Water Leak Detector with Programmable App and Alarm](#) by Moen. It is available from Amazon, Home Depot, etc. This particular model comes

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

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



with a free mobile app that can alert you through your smartphone via Bluetooth or Wi-Fi if your smartphone supports those features.

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 portal link below.

D. Plumbers

High-rise plumbing systems are unique. We recommend using plumbers that are familiar with the plumbing systems at Alicante and who are appropriately qualified (e.g., licensed, bonded, and insured). You may want to contact one of the following:

- 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>