



## **Policy Governing Electric, Water & Sewer Installations and Repairs**

### **Electric Service and Repairs**

The Association supplies the electric power to each unit within the Condominiums. There is a master meter which all power for the park comes through. From there it goes to each unit that has its own electric meter for determining how much each unit uses each month.

All power comes into the Condominium via overhead power lines. There are two distinct methods of getting the power from the overhead lines to individual units.

1. The majority of the units (mostly in the Original Condominium) receive the power directly from the overhead lines. The power goes from the overhead power lines to a "Weather head" connection which is mounted on a small pole that contains the meter for the unit. A single small pole may contain multiple meters that supply multiple units.
2. For the rest of the units (mostly in Condominiums IIA, 2BI and 2B11) the power from the overhead lines goes to distribution panels and from there goes underground to the unit's meter which is mounted on a pedestal. These pedestals may also contain more than one meter.

### **Descriptions of Responsibility**

**1. In case (#1.)** where the power from the overhead lines goes directly to a small meter pole containing a "Weather head".

- a) The Association is responsible for the lines to the point of each individual "Weather head" (the curved pipe that prevents rain from going down the pipe to the meter).
- b) The Unit Owner is responsible for the lines from the weather head (including the weather head) down to the meter and from the meter (including the meter box) to the breaker box and to the unit.
- c) The Unit owner is also responsible for the small pole the meter(s) are mounted on. In cases where multiple meters are mounted on a single pole then the responsibility for the pole is shared by all unit owners using that pole.
- d) Only the meters themselves are owned by the Association.

**2. In case (#2.)** where the power from the overhead lines goes to a distribution panel and then underground to the units meter (pedestal).

- a) The association is responsible for the overhead lines, the distribution panels and the existing underground wire going from the distribution panel to the meter on the pedestal.
- b) The unit owner is responsible for the pedestal, meter box and everything from the output of the meter to the unit. In cases where multiple meters are mounted on a single pedestal then the responsibility for the pedestal is shared by all unit owners using that pedestal.

c) Only the meters themselves are owned by the Association.

Note: In either case 1. or 2.; if the unit owner wants more power than is available with the existing feed, it will be the unit owner's responsibility and expense to have an electrician run the appropriate service wires to an existing main power supply.

### **Water Service and Repairs**

The Association supplies water for each unit up to a control shutoff valve (faucet). The majority of the water connections are a single hose bib that is clearly defined as belonging to a specific unit. Some of the units have multiple hose bib connections close to the unit and it might not be clear which hose bib(s) belong to the unit. As a general rule of thumb for most of the multiple hose bibs on a pedestal, the hose bibs close to a specific meter belong to the unit that the meter goes to. If there is any question as to ownership of a hose bib either management or the Utility Committee will make the determination.

The control shutoff valve access allows each homeowner to receive water for drinking or other household purposes. Equipment for distributing that water after it is delivered to the control shutoff valve (for example to washers, irrigation equipment, etc.) is the lot owner's responsibility. Each lot owner must keep all water delivery equipment in good working order and free of leaks. Water is a precious commodity and must not be wasted. A replacement hose bib can be installed by the Association upon request at a cost of \$25.00 per bib to be determined by the Association manager based on time and materials used with a minimum charge of \$50 .00. If the Unit owner does not replace the leaking hose bib within 15 days of being advised of the leak the Association will repair it and bill the Unit owner.

### **Descriptions of Responsibility**

1. The Association is responsible for bringing the water to each lot through a control shutoff valve.
2. The lot Owner is responsible for all connections from and including the Bibb on the homeowner's property. Likewise, the hose Bibb must be free from leaks at the point of delivery.
3. All lots are required to have back flow preventers to prevent water contamination. It is the lot owner's responsibility to repair any leaks and replace hose Bibbs. Residents and/or owners may report leaks to the Condo office.

### **Sewer Service and Repairs**

Most lots are connected to the Association's Waste Treatment plant. A few lots have their own septic tank systems or a system shared with one or more other units. For units connected to the main sewer plant or lift station the Association is responsible for repairs from the sewerage treatment facility to the point of drop (or clean out) for the home. The property owner, however, is responsible for keeping the drop connection (clean out) accessible and in the open. The Association will not be responsible for sewer lines and/or cleanouts that the property owners have built over or diverted. For the units with septic tanks the unit owner(s) are responsible for the maintenance and repair of the septic system. The association is only responsible for the routine pumping of the septic tanks.

### **Finding Obstruction in Sewer Lines**

Sometimes a sewer line will get plugged in a location where the Unit owner cannot easily determine if the obstruction (and responsibility for clearing) is in the Units pipes or the Associations original pipes. If this happens the Unit owner can call the Association for

maintenance to determine the location (Units pipes or Association pipes) of the obstruction and there will be no charge for this service.

If maintenance determines that the obstruction is in the Units pipes and the Unit owner does not take action to have the obstruction removed but makes repeat calls to maintenance and the problem is still determined to be in the Unit owners pipes the Association will charge the Unit owner for its time.

The Association cannot clear an obstruction in the Units pipes because the Association cannot be responsible for any possible damage that may be done to the Units pipes.

**Utility Committee Members:**

Vince Bufalini – Chairman

Matt Callahan

Drew Guyett

David Peck

Robert Rice

Elvin Roe

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