



October 03, 2018

To: Members of Park Laurel Owners Association

From: Park Laurel Board of Directors

**Re: Resolution on Water Heater Replacements**

Dear Park Laurel Owner,

The Board of Directors for Park Laurel Owners Association, having followed due process, has passed the proposed rule change pertaining to water heater replacements. Prior to adopting the proposed change, the Board took all homeowner feedback into consideration. The adopted revision is as follows:

*"In an effort to minimize potential water damage from faulty water heaters and the resulting inconvenience to the Community, all water heaters shall be replaced no later than ten years from the installation date. For non-metallic water heaters, which have a limited lifetime warranty, they shall be replaced no later than 20 years from their installation date. Each unit's water heater information must be on-file with Management. Please note that a water heater warranty only applies to the water heater itself and not to any resulting damage. Any resulting damage from a failed water heater that has not been replaced within the applicable timeframe will be the responsibility of the homeowner.*

*Failure to comply with this policy will result in fines of \$100 per day and will require you to file a claim on your homeowner's insurance policy (HO-6) to pay for any damages to your unit or surrounding property."*

The effect of the rule change is intended to prevent large water losses that have resulted in the past from faulty water heaters. The adoption of this rule will provide the Association and its Members with some assurance that this equipment is not being neglected given the high-risk associated with potential leaks from water heaters.

This resolution takes effect as of the date of voting, September 25, 2018.

If I can answer any questions, please feel free to contact me at any time.

On behalf of the Board,

**Jeremy Rupel, CMCA**

General Manager

Park Laurel Owners Association

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