

**Prospect Point Townhomes**  
**6-29-19**  
**Advice for Protecting your Unit from Water Damage**

Dear Prospect Point Townhome Owners,

As some of you may be aware, a second townhome suffered significant water damage several days ago. This was due to a blown line in a top floor bathroom that resulted in significant flood damage on all floors of the townhome and a slight leak into a neighboring garage.

We as a board have recommended periodically inspecting and replacing all older valves and internal water lines (i.e., sinks, toilets, dishwasher and refrigerators, etc.) particularly if they may be from the original construction nearly two decades ago.

We're writing now because there are two actions you can take to prevent a large headache for you both in inconvenience and in costs for repairs. While the HOA insurance covers catastrophic damage, owners are responsible for the policy deductible which will soon be increasing to \$10,000. Additionally, the HOA's insurance was increased after the first flood in a unit a couple years ago and will again increase after this second claim.

**Action #1:**

Any time you are absent from your unit, the easiest action you can take is to turn off the main water line that will be located in your basement utility room. It is simple and will prevent any significant water damage due to a leak or a frozen/cracked pipe in the winter. This is a quick and easy prevention with a quarter turn of the valve to the water main that is usually located close to the water meter. When you return, there is one caution in turning the water back on. **DO NOT TURN ON THE VALVE FULLY** at one time but rather in small steps because doing so can cause a surge in pressure that could again cause a weak valve or hose connection to break. Rather (1) open one faucet a bit and then (2) open the valve slowly and allow the water pressure to build. You can hear as water returns to normal pressure as you open the valve incrementally. If this becomes a habit, you will always be protected from a major water flood in your unit.

**Action #2:**

If you have not already had your valves and hoses inspected in the past, we **highly recommend** having a plumber do this and replace those if needed. The cost is usually an hourly fee plus parts but can save you significant costs, headaches and inconvenience in the future as well as increased yearly insurance premiums for the HOA.

Thank you,

Prospect Point Townhomes HOA Board of Directors