

URGENT NOTICE!!!

The water heaters originally installed in the Carlisle units passed their expected life long ago. There have been very many recent instances of leaking water heaters that have caused thousands of dollars in damage to the units, including adjacent & downstairs units.

The water heaters are homeowner responsibility, and homeowners are also responsible for damage to any areas resulting from a water heater leak. We are encouraging everyone to get their water heaters checked, and if there is any doubt, to have them replaced. Please also note that pans must be installed underneath the water heaters to catch the water if the heater leaks. A drain must also be provided so that the water drains to the outside of the building. Many water heater closets and condo interiors have suffered severe damage from leaks, and this will help to minimize future damage.

We are also including with this mailing an emergency contact form that we are asking everyone to fill out and return to us. If we receive notice of a leak in your unit, we need to be able to contact you. If we cannot reach anyone to gain access to the unit, we will need to enter the unit without your knowledge, and you will be charged all costs related to hiring a locksmith to gain entry, and for any emergency repairs and flood remediation. (If you have already sent one, and there are no changes, there is no need to return the form again.)

We would also like to take this opportunity to remind everyone that all homeowners must have their own insurance policies on their units. These are generally referred to as HO6 policies. They are quite inexpensive, and far cheaper than the repair of any damage resulting from a leaking water heater. Although the HOA has the primary insurance, there is a \$5,000 deductible, and the individual homeowners are responsible for that.

The Carlisle Board of Directors thanks you for your cooperation.

