

COLUMBIA SQUARE MAINTENANCE ASSOCIATION

DATE: July 2021

TO: Columbia Square Maintenance Association

FROM: Powerstone Property Management

RE: Vacant units - Check on your property

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During these unusual circumstances where there is an increase in the number of vacant units for an extended period of time in Columbia Square, this is a reminder to off-site homeowners to be aware of certain things that still need to be maintained within your unit.

WATER – Water is by far the number one cause of damage to a unit. If your unit is vacant and still has the main water valve turned on, be sure to check your property frequently. Any type of leak, even pinhole leaks within your unit, can turn into a major problem that not only affects your unit, but also your neighbor’s unit. Mold can develop over a short period of time, especially during the hot humid summer months. Leaks can arise from anywhere, such as washer water hoses, toilet water hoses, refrigerator ice/water lines, water heaters (especially if it is older than 8-12 years), and pipes in the concrete slab for 1st floor units.

How to prevent – Check your unit frequently, at least once a week. If it is not feasible for you to do so, you can ask someone (friend, relative, neighbor, your real estate property manager) to check for you.

The best would be to shut off your water main valve, which there are 2 locations. There is a main valve that is located near your unit, usually located in your patio (for downstairs units), or near the base of the stairs if you have an upstairs unit. The other main valve would be where your water meter is, which is farther away from your unit, either near the parking lot or near the street.

If you need help locating it, you can contact Irvine Ranch Water District (IRWD) at 949-453-5300. As a homeowner, knowing where your own water shut off valve is located is HIGHLY recommended.

If a leak is due to homeowner’s negligence to maintain components under his/her control such as valves and hoses, then that homeowner will be financially liable for any damage caused to common property, as well as the affected neighbor’s property. Water damage can cost thousands of dollars to repair, and usually involves new flooring, drywall, and even cabinets. Having an insurance (HO-6) policy will protect you from such costly incidents, whether your unit is vacant or not, and for very minimal cost.