

BAYVIEW CONDOMINIUM ASSOCIATION, INC.

Plumbing Policy



Plumbing Now 40+ years Old!

Bayview's plumbing was installed in 1972 and the design then is not what it would be today. As a result, three or six units (one or two on each floor) may share a 2 inch waste pipe which will easily get clogged.



Don't Get Clogged

All residents can help themselves by seeing the following is not discarded into the garbage disposal:

- Cooking grease
- Rice and pasta (it becomes like cement if stuck and dries out)
- Potatoes and their peels (or any peels and skins such as tomatoes)
- Coffee grounds (like grease)
- Fibrous vegetable including cauliflower, asparagus, and broccoli

For more information you may visit the web;

<http://www.onehundreddollarsamonth.com/10-things-you-should-never-put-down-your-garbage-disposal/>



Toilets are not Waste Receptacles

To avoid clogged toilets, do not use them for waste including:

- bathroom wipes
- dental floss
- condoms
- Band-Aids
- paper towels
- diapers
- cotton balls and swabs
- cat litter
- most feminine hygiene products and particularly tampon shields.



Vanity Sinks and Bathtubs

Vanity sinks and bathtubs plumbing backup are most always caused by **hair** that is allowed into the drain. You would be wise to have a screen over your tub drain to help prevent the hair from becoming an issue.

Plumbing Emergencies

If you experience a plumbing emergency, you must take action to correct the problem. If it is deemed to be the HOA's problem, such as a main-line clog, the HOA will reimburse the cost of the repair. The longer you wait, the worse the damage, so take steps to resolve the problem as soon as possible:

1. If you are on a lower floor and you experience an overflow without personally using a fixture, immediately contact your upstairs neighbor and ask them not to use their plumbing.
2. Call a plumber to address the problem right away.
3. Alert property personnel, especially if other units are affected.
4. Use whatever means you can to clean and dry out the overflow. If carpets are wet and you have a fan, use the fan to help dry out the carpet. If water is extensive and sheetrock is affected, you may need to hire a water-restoration company like ServPro (650) 591-4137.

Bayview Policy

If an overflow is determined by the Board of Directors, based upon any and all relevant information, not to be caused by a shared waste pipe, it will be the unit owner's obligation to pay for the repair and any and all damage associated with the incident. Owners are encouraged to have adequate homeowner's insurance to cover such situations.

Bayview Plumber Vendors

We feel comfortable using the vendors listed on the website:

<http://BayviewHOA.net> Although Bayview does not guarantee their work, these vendors are familiar with the property and can help facilitate the process. If another vendor is all that you can get to come out, do not wait - take care of the problem at hand but be sure to have the plumber include a detailed explanation on the invoice.

Bayview Key Policy

On a related note, please note that Bayview CC&Rs require all homeowners to keep a copy of their unit key in the front office. If you choose not to comply with this, you will **be fined \$100 every four (4) months** until a key is provided. Should any problem occur and Bayview personnel are unable to access your unit, you may be responsible for all costs that may be incurred for a locksmith and damage to other units that might have been avoided if access had been provided.