

Bayspot Unit Owner Reminders, 3/26/23

Water Heaters: If your water heater is older than seven years, it's important to check regularly for corrosion that can lead to a tank failure and possibly flooding. **Reduce the potential for failure.** Even with regular maintenance, water heaters can fail without warning causing extensive damage, especially if no one is home to shut off the water valve. To minimize water heater tank failure and reduce your potential for damage, watch for small leaks, install an automatic shutoff that shuts off the cold water supply line, replace an older unit, and shut off the main water valve when the condo is empty.

Heat Pump Condensate Drains: All the inside air handlers in the hallway have condensate drains and many of the older models do not have a drain pan where excess water could collect. There is a potential for the coils to freeze up in the summer if the filters are dirty, unit thermostat temperatures are set very low, or coolant levels are low. Once frozen, the coils will eventually thaw, and if the unit does not have a drain pan or if the condensate drain line has not been cleaned on a regular basis, water could leak out potentially damaging your flooring. We highly recommend that your units be serviced on a regular basis, condensate lines are cleaned, filters changed regularly, placing a pan under the unit if none exists and installing a condensate overflow shut off switch to reduce the potential for leaks and the resultant damage. Main condensate drains outside your unit are cleaned twice yearly. Your drains can be cleaned by pouring vinegar into the drainpipe access point to break up crud that builds up in the line.

Low/High Temperature Alarms: These devices are located in your utility rooms on an inside wall. Please do not block these, tamper or remove them, or keep the utility room door closed, especially in the winter. Keeping the door closed could cause the alarm to send out false signals or erroneous readings.

Keys: If you have recently changed your locks/key code, we need a new key/code to access your unit in the event of an emergency. Contact Mark Sportack or Sweetwater Exteriors, our property maintenance team at taylor@sweetwaterexteriors.com or 443.783.4393 to provide a new key or code.

Screens and Storm Doors: Door and window screens are the responsibility of the unit owner, unless it can be demonstrated that Bayspot common elements caused the screen to be ripped, such as a tree branch or siding that blew loose and was hanging down. Window screens must be installed. Storm doors are generally the responsibility of the unit owner if the reason that a door blew off or was damaged was due to the door not being latched or locked. Contact Mark Sportack for the specs for a new storm door.

Renters and Guests: Remember that you, the unit owner, are responsible for the actions, behavior and conduct of your renters and guests. The rules of conduct are to be posted in each unit and the guests and renters need to abide by these rules, so people at Bayspot can enjoy their time there. If you rent your unit, please make sure that the rental company distributes these rules and tells them that they need to follow them. Security is on-site during the summer to enforce these rules. We are all responsible for what happens at Bayspot, so if you see something, say something, or use Security to get people to not do those things that hamper one's enjoyment at your vacation or permanent residence.

Dumpsters and Bulk Pick Up: Please use the dumpsters on the east end of the parking lot and not leave trash bags on the decks or bags of dog waste piled up by the stair towers. Also, please do not leave bulk items on the side of the dumpsters. Place smaller items that fit into the dumpster or call Ocean City Department of Public Works for bulk pick up (410-524-0318). Payment can be handled over the phone. It is not fair to the other 50 unit owners that they would have to bear the cost of having Ocean City pick up that bulk item that has been left by the one owner that did not arrange for his/her own pick up.