

Hickory Bay Plumbing Notification

Important Information

We have been dealing with individual units having plumbing issues- mostly stopped up drains. After consultation with our attorney, his opinion of our Master Deed and Bylaws is: "Any plumbing serving only one unit or less than all units would be a limited common element and would be the maintenance responsibility of the Unit Owner, or if this line serves multiple owners, the cost should be shared by all unit owners sharing the line." This includes any pipe that brings water into or out of your unit. **Therefore, the HOA will no longer cover plumbing expenses or make plumber service calls for individual units. Please keep the number to your chosen plumber available for plumbing emergencies.**

Below are suggestions/recommendations from plumbers to help avoid plumbing expenses and damage to your unit and adjoining units:

- It is recommended that owners use **blue Dawn** dishwashing detergent. Plumbers feel this is best for cutting grease and avoiding build up in your lines. (see Picture A)
- Threaded metal connectors are recommended for plumbing connections at sinks, toilets, and washing machines with metal on both ends- nothing plastic. (See Picture B)
- All cut offs to water lines should be in working order. If your cutoff won't move try spraying some WD-40 on it to loosen the valve. (see Picture C)
- Never put wipes, diapers, Kleenex etc. in the toilet- only toilet paper should be put in a toilet!
- Garbage disposals are not garbage cans!

Things You Should NEVER Put Down A Garbage Disposal:

- a) Grease, Fats, Oil
- b) Egg Shells
- c) Pasta, Rice, Potato peels, onion skins
- d) Bones
- e) Stringy, Fibrous Food (celery, lettuce, asparagus, corn husks, etc.)
- f) Pits or Seeds
- g) Coffee Grounds
- h) Nonfood items: chemical drain cleaners, Clorox, etc.

Things A Disposal Is Designed to Handle:

- a) Cold Water- disposal works best if run cold water through 20-30 seconds before and after each use
- b) Liquids and Soft Foods-if a baby can eat it, it can go down
- c) Chopped Foods-chop solid foods into smaller pieces before putting in disposal
- d) Dish Soap-helps clean the unit
- e) Ice Cubes-helps knock residue off blades
- f) Make sure garbage disposal is empty before running dishwasher.

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Picture A



Picture C



Picture B

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