

# WATER SHUT-OFF

## IMPORTANT NOTICE

The City of Orange prohibits anyone other than City employees from shutting off the main water valves. These valves are owned and maintained by the City of Orange.

If you need to turn off the water to your building, you will need to contact the City of Orange (714.285.2475 or 714.538.1961) and arrange to have them turn off the main water shut-off valve for your building. Locate the main water valve for your building by using the online map, the directories located at the La Veta and Parker entrances, or the maps provided in the annual mailing.

- The Association will not and does not shut-off water to buildings for homeowners.
- If you or your plumber damages the main water valve to your building the cost of replacement, as billed by the City of Orange, will be assessed to your account. This may be as much as \$3000.

## PLUMBERS

- ONLY HOA approved plumbers are allowed to work on any plumbing within the Association. For plumber referrals, please contact the property manager.
- Owners are not allowed to work on their own plumbing or to use unauthorized plumbers.
- Failure to use an HOA approved plumber will result in fine assessments.
- Any damage caused by failure to use an HOA plumber will be assessed to the unit owner. As an example, the current cost to replace a recirculating pump is in excess of \$750.

## Notify:

- The management company at least 96 hours in advance of your appointment and provide the name of the plumber you are using – [bonnie@huntingtonwest.com](mailto:bonnie@huntingtonwest.com) or 1714.891.1522 x229
- Each resident in your building at least 72 hours in advance of your appointment.
- The day of the repairs, you are required to notify the manager by phone when the water is actually shut off.

## After the repairs on completed

- Notify the management company immediately when the repairs are completed – [bonnie@huntingtonwest.com](mailto:bonnie@huntingtonwest.com) or 1714.891.1522 x229

## IMPORTANT INFORMATION

Because the Association pays for water used by residents of the community and pays for the maintenance of the common-area plumbing, including the water heaters, the Association has established guidelines for homeowner's requiring assistance with plumbing issues:

- Homeowners are responsible for all angle stops, appliances, bathtubs, faucets, fixtures, shower enclosures, toilets, and valves.
- Homeowners are also responsible for pipes, pumps, water heaters, and valves that are damaged in the course of making repairs to an individual condominium.
- The main water valve to the Association may only be turned off and on by employees of the City of Orange.