

## **VISTA PARK VILLAS PLUMBING REROUTE PROCESS**

FIRST!!!! If you hear or notice continuous running water, go out to the water valves between the double garage doors and turn off valves until the running water stops.

Call VPV's management company

Once VPV's plumbers diagnose a slab leak, the plumbers may advise the residents that they may be able to turn the water off and on at the valve as needed, until the reroute takes place. This is only for very short periods for those who don't wish to relocate and for interiors such as garages or tiled areas.

The plumber's proposal is sent by email to the Board and usually completes emergency approval quorum within 20-30 minutes.

The scheduling of the reroute is then handled by the Plumbing Company **after city permits are obtained.**

The owner should expect, in a hot and cold reroute the following:

**Access to ALL parts of the unit may be necessary.**

- a. Multiple holes may need to be cut throughout the unit in order to run the new copper piping. An adjoining unit may also be impacted, with holes cut in it as well. Depending on the particular unit, this may include cabinets.
- b. In some locations this new copper piping may be exposed. This is typically in locations such as the garage and laundry room.
- c. New copper will be run to the water heater and fixtures.
- d. The reroute itself will normally take 2-3 days, depending on the cooperation of the owner(s) and workload.
- e. A city inspector will have to be allowed access to sign off on the permit to the unit after the reroute is complete.
- f. New drywall will be installed, taped and textured after the reroute is complete.
- g. Owner is responsible for painting after job is complete per CC&Rs.  
"6.6 Water Intrusion Damage. The Association shall not be liable to any Owner or his or her tenants, guests or others, for damage to personal property, decorations, floor or wall coverings, appliances, fixtures and other similar items within a Unit. resulting from water which may leak or flow from outside of any Unit or from any part of the building, or from any pipes, drains, conduits, appliances or equipment or from any other place or cause, unless caused

by the gross negligence of the Association, its Board, officers, agents or employees. An Owner may obtain and maintain such insurance, at his or her sole expense, to protect against any damage or loss of property due to water intrusion, or the cost of repair or replacement of damaged items for which such Owner is responsible." Page 25

**ANY DELAY BY THE OWNER(S), INCLUDING LACK OF COOPERATION BETWEEN OWNERS OF ADJOINING UNITS MAY CAUSE A DELAY IN THE REROUTE. OWNER(S) CAUSING DELAY MAY LIABLE FOR DAMAGES RESULTING FROM DELAY. COPPER PLUMBING WITHIN THE WALLS IS HOA PROPERTY. NO PRIVATE PLUMBERS ARE PERMITTED TO WORK ON COMMON AREA PLUMBING**

**HOA OWNERS ARE RESPONSIBLE FOR THEIR OWN LODGING DURING COMMON AREA REPAIRS CALIF. STATUTE 4775(b)**

**"(b) The costs of temporary relocation during the repair and maintenance of the areas within the responsibility of the association shall be borne by the owner of the separate interest affected."**