

Proposed leak reporting for non-irrigation leaks (board approved 06-13-24):

Owners should first contact their personal plumber to determine the source of the leak.

- If the source of the leak is a pipe that serves only one unit, then the leak is the responsibility of the owner(s) to repair.
 - If the source of the leak is coming from a neighbor's unit, the owners should work together to remedy the leak which may include involving the owners' insurance company(s).
- If the source of the leak is determined to be a pipe that the HOA is responsible for, then the owner should submit their plumber inspection report along with the invoice to Vision Community Management.
 - Vision will send out the HOA plumber to verify that it is a pipe serving more than 1 unit and if determined to be the case, the HOA will perform the repairs at HOA expense, including a reimbursement to the reporting owner of reasonable fees associated with the inspection done by their personal plumber.
 - If the HOA plumber finds that it is not a pipe the HOA is responsible for then the owner who submitted the claim will be responsible for the cost of the inspection report from the HOA plumber and said expense will be added to the account of the reporting owner. Alternatively, if the unit responsible for the leak contacts Vision to assume responsibility for the leak, the cost of the HOA plumber inspection will be added to the account of the responsible unit instead of the reporting owner.

This change in policy is due to the HOA incurring over \$1000 per year in the last 2 years for HOA plumber inspection reports where it was found that the source of the leak was not a pipe that was the responsibility of the HOA to repair. As such, going forward, the HOA will only pay plumber inspection fees for pipes that have been determined to be the responsibility of the HOA.