

Housing Relief Fund + Water Detectors



OakBridge Board

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To: You

Cc: BishopREM@hotmail.com

Good Evening OakB Owners and Residents,

The Board is sending out this email for your information and consideration.

Are you aware of the Housing Relief Fund? It is a \$34 million dollar bucket of money to help people who may be in financial trouble specifically related to COVID. If your income went down, expenses went up, or a combination of both, there are funds to help. This can be helpful for renter and owners alike. You can reach our local Community Action Plan at <https://www.bm-cap.org/affordable-housing>

Water Detectors - Our buildings are getting older, and we have experienced many leaking plumbing in units that have caused thousands of dollars of damage to individual units, as well as, those directly below. Along with water damage, leaks can also cause mold issues. Homeowners who have the proper insurance coverage have usually not had to pay for the damage done from a leak, aside from their deductible. Insurance companies do not cover slow leaks that many times go undetected for a long time, until they cause significant damage to your unit or those below. Very often, once a claim is filed, the ramifications are price of homeowner's insurance coverage often increases.

The Board of Directors is strongly recommending that all condo owners should purchase water detectors to be placed under all sinks, alongside or behind washing machines and hot water heaters. The link below is for The Watch Dog Water Alarm. These are available at Lowes, Home Improvement and Amazon for the reasonable price of \$11.98. This water sensor alarm is simple to use, battery operated and can warn you even of a small slow leak. The reviews for this simple water alarm are exceptionally good!

The Board feels that these detectors are a small price to pay for the security that any leak in your unit will be detected early before much damaged has occurred. Please take this recommendation seriously, as a preventative step that you, as an owner, can take to protect your unit and perhaps those below you from water damage.

Since we are talking leaky plumbing, the City of Concord building code requires that an emergency shut off valve be installed on all water tanks in buildings 1 and 4.

<https://www.lowes.com/pd/Basement-Watchdog-Battery-Operated-Water-Alarm/1005609>

Sincerely,
Board of Directors