

Daybreak At Issaquah Ridge Condominium Association

June 6, 2014

Homeowners of Daybreak at Issaquah Ridge Condo Association

Re: Need to Replace Old Water Heaters

Dear Homeowners,

The Board has determined we have a very serious issue that needs to be addressed without delay. Based on information from contractors and recent events, our aging hot water heaters are at serious risk of failing. The type of water heaters originally installed in our Units have a normal useful life of about 10 years. Beyond that, the chance of failure and water loss is very great, and the risk of failure substantially increases every month and year going by. We have already had failures of hot water heaters that have resulted in large repair costs to abutting Units and common elements.

Notice and Deadline: For all owners who have not already replaced their hot water heaters with new ones, the Board respectfully requests and requires that you do so by October 1, 2014. This is a cost that has to be borne by owners. Once you replace your equipment, or if you have done so already, please provide a copy of your invoice for doing so to the board. This will help determine compliance. Copies can be sent to: Sherry Valentine, sherry.valentine@kappesmilller.com or Kappes Miller Condo Management, 1500 112th Ave NE, Bellevue WA 98004.

Based on our information and this notice to you, if you have an original water heater and it fails, and water damage occurs to common elements or other Units, you may be liable for the cost of the repair. Additionally, continually tapping into Association insurance for common element damage repair will cause our insurance premium to increase substantially or be cancelled.

Please note that Section 10.4 of our Declaration of Covenants provides for owner duty and liability for the costs to address this issue. That section specifically says that owners must maintain, repair, and/or replace hot water heaters, at their cost. It also grants the Board/Association the ability to inspect water heaters in Units and require replacement if it is determined the hot water heater needs replacing, all at owner's cost. We want to avoid a Unit by Unit inspection, which would be burdensome and expensive. Given the extreme age of our original water heaters, we know without inspections that all original water heaters need replacing at this point.

To help you with the task of finding a contractor and replacing your hot water heater, listed below is information about hot water heater service providers.

Again, your Board is sorry that this has to be done, but our duty is to protect everyone and our limited and common elements. The only way to reasonably do that at this point, on this issue, is to require replacement of our old hot water heaters.

Thank you for your time and consideration.

Sincerely,
Your Board of Directors

Please understand that this information is provided only as a courtesy and convenience. The Association has not been asked by any of the service providers to be on this list, the Association gets no money or consideration from any of them. The Association makes no representations or warranties of any kind and has no opinions on the character or ability of these service providers. You should not rely upon or use the enclosed information without further investigation by you, and you assume all risk regarding use of these or any service provider. This comments were insisted upon by our Association attorney.

cc: Sherry Valentine
Association Property Manager

Gregory F. Cromwell
Association Attorney

The following three companies have met with board members, reviewed the various units within Daybreak, and have agreed to group discount pricing for Daybreak homeowners. Again, we have no involvement with these companies other than gathering information to provide to you. The cost for replacement varies between individual units and is based on size of your water heater closet and the level you are on.

Washington Water Heaters

1-800-978-8588

Steve Hyde

www.washingtonwaterheaters.com

stevehyde@washingtonwaterheaters.com

Fast Water Heater Company

1-800-454-8955

www.fastwaterheater.com

Ballard Natural Gas Service

206-784-8101

Neil Kappen

www.ballardnaturalgas.com

nkappen@ballardnaturalgas.com