



MAIL: P.O. Box 346; Gulf Shores, AL 36547
STREET: 931 West Beach Boulevard; Gulf Shores, AL 36542

OFFICE: 251.948.2710
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RE: Mitigation plan for non-storm water events

Dear Crystal Shores West Owners,

Due to the age of the original equipment listed below, the Association requests you have these items addressed by a licensed, bonded, and insured professional to insure that these items will not cause damage to your unit or your neighbors. ***Please be aware that not addressing problems in your unit represents negligence on the unit owner's part and can make you financially responsible for water leaks emanating from your unit.***

Washing machine hoses should be replaced every 5 years with braided stainless steel water lines. The drain line should be securely fastened to prevent the hose from coming out of the drain. The washing machine internal fill line requires regular cleaning to remove lint, sand, and debris.

Refrigerator ice maker water line should be replaced every 5 years with braided stainless steel water lines.

Air handler drain line float switches should be in place and operational. Drain lines from the air handler and dehumidifier should be securely in place. The drain lines should be kept clear of debris and buildup, regularly treated with bleach and blown out as needed.

Kitchen and bathroom sink connections, toilet connections, and hot water heaters should be visually inspected regularly to insure no visible issues exist. Original hot water heaters were installed in 2006. Corrosion has been noted in some instances and replacement is highly recommended, sooner rather than later.

Also, maintaining a fresh caulk seal of the bathroom fixtures to the floor will help prevent overflow down to the unit below.

The Board of Directors would like to thank you for your attention to these matters.

Regards,

A handwritten signature in blue ink that reads "Robert W. Gardner".

Robert W. Gardner
Property Manager