

McNeill Property Management, Inc.

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"The Community Association Management Specialists"

To: All Reserve on the Eagle River Residents

From: McNeill Property Management

Re: **Sewage Lines and Plumbing Protocol**

Date: October 30, 2014

We recently conducted an extensive jetting and camera inspection project on 17 lower level units. We identified these units from past history and recent communications with these residents. PSI Plumbing jetted the lines from the kitchen sink drain in each unit and, in some cases also the laundry room drain, out to the main sewer line for the building. We followed the jetting with a camera inspection to make sure the lines are now clean and to see if there were any other issues.

Most all of the lines checked out well from a repair standpoint. The lines are composed cast iron, which is good as well. The problem seems to occur from the kitchen disposal line and where it ties into the laundry room. **We will keep all of these units on an annual jetting and camera inspection program each fall.**

Please use the kitchen disposal in these units sparingly and throw away food and garbage in the trash can whenever possible. Never put any fibrous materials or coffee grounds down your sink drain. Contact MANAGEMENT if you notice slow drainage and/or any unusual smells coming from the sink. DO NOT CALL YOUR OWN PLUMBER.

It will be a team effort to keep these lines draining properly as they are very old and do not have the best grade leaving the building. We feel if residents comply with the above request and we have them jetted annually we should be in good shape. It is especially important if you have an upper level unit to be considerate and follow the above guidelines because your neighbors below you will be the ones that will experience the backup.

Please remember that if we do bring in a plumber (aside from the annual jetting) and they deem the clog to be from excessive hair in the drain or some other resident-caused element, the owner will pay for the plumbing bill. We need to be reasonable in these association-paid plumbing expenses and hold owners and tenants accountable when it is an owner / resident element. Thanks for your help in this important matter!