



Verano Condominium Homeowners Association

Water Shut Off Policy

The Purpose of this policy is to establish clear expectations amongst the Verano homeowners regarding the water shut off procedure. Homeowners are required to work with the association to complete their plumbing work while minimizing the impact on their fellow community members. This is an important document so please read and understand each step.

- I. You as the homeowner must contact MMI (858-314-8900) to schedule your water shut off before starting any work.
- II. 48 hrs notices must be given to all affected neighbors, after you have scheduled water shut off with MMI. The homeowner is responsible for posting the notices.
- III. Notice is given by placing the "Verano Water Shut Down Notice" (available at www.mmicid.com) on the front door of all affected units. Please use painters tape to protect the front doors of the units.
- IV. The water shut off can only occur between 10 a.m. and 3 p.m. Monday through Friday and may not span multiple days.
- V. Your Plumbers are required to obtain all the necessary equipment, parts and ready labor before shutdown to minimize the water shut off time.
- VI. On-site Maintenance will meet the plumber at the unit at the scheduled date and time in order to shut the water off.
- VII. After the work is completed, your plumber must work with Verano maintenance to bring the system back online and confirm proper operation of the hot and cold water systems. If your plumber does not ensure proper operation after they are done the association will bill you, the homeowner, for the time it takes to bring the system back to normal and proper operational standards.

You as the homeowner are ultimately responsible for informing your contractors, agents and/or renters of this policy. You as the homeowner must ensure their compliance with the policy and proper notification of your neighbors. You as the homeowner are responsible for any damages arising from your contractors, agents and/or renters. **Unauthorized shutdowns will result in a fine of up to \$1,000.00 dollars and or criminal prosecution by the Board of Directors.**

Thank you for your cooperation.



Verano Condominium Association

**Advanced 48-Hour Notice of
Water Shut Down**

Posted Date: _____

Shutdown Date: _____

Units Affected: _____

Please note the water will be temporarily unavailable from 10:00 a.m. to 3:00 p.m. on the shutdown date listed above due to work being done at the unit listed below.

Shutdown is for unit number: _____

The water system will be turned back on the same day by 3:00 p.m.

It may take until 4:00 p.m. until water is restored to all units.

Please report any problems to:
MMI at 858-314-8900