

GEORGETOWN VISTA CONDOMINIUM UNIT OWNERS ASSOCIATION

ADMINISTRATIVE RESOLUTION NO. 08-01 RADIATOR MAINTENANCE

WHEREAS, Section 66-79.53 of the Virginia Condominium Act (the “Act”) and Article X, Section 1 of the Bylaws requires that each Unit Owner shall comply with all terms of the Declaration, the Bylaws, the Rules and Regulations; and

WHEREAS, Article III, Section 2 of the Bylaws states that the Board shall have all the powers and duties necessary to administer the affairs of Georgetown Vista Condominium Unit Owners Association (“Associations”); and

WHEREAS, Article III, Section 2 (f) of the Bylaws states the Board shall have the power to make and amend any Rules and Regulations deemed necessary for the benefit and enjoyment of the Condominium; and,

WHEREAS, Va. Code § 55-79.50 (*Construction of condominium instruments*) states in pertinent part that “chutes, flues, ducts, conduits...or any other apparatus” lying partially within and partially outside the designated boundaries of a unit, any portions thereof serving only that unit shall be deemed a part of that unit; and,

WHEREAS, Article VI, Section 5(b) of the Bylaws (*Maintenance, Repair, Replacement and Other Common Expenses - By the Unit Owner*) of the Bylaws states in pertinent part that each unit owner shall be responsible for the maintenance, repair and replacement, at his expense, of his unit and its equipment, appliances and appurtenances, keeping them in good order, condition and repair, and further, that each unit owner shall be liable for the reasonable expense of any maintenance, repair or replacement rendered necessary by damage inflicted on any unit or the common elements by a cause emanating from that unit owner’s unit, regardless of whether the owner, his tenant, guest, occupant, employee or agent was negligent in causing such damage; and,

WHEREAS, Article VI, Section 5(c) (*Chart of Maintenance Responsibilities*) states in pertinent part that “[n]otwithstanding the general provisions for maintenance set forth...specific maintenance responsibilities and costs shall be determined pursuant to the Chart of Maintenance Responsibilities attached as Exhibit “A””; and,

The Board of Directors has determined that in order for a Unit Owner to “keep his unit and its equipment, appliances and appurtenances in good order, condition and repair,” Unit Owners should bleed their radiators and respective lines on periodically, **and the Board of Directors has further determined that a failure to maintain and bleed the lines periodically reduces the effectiveness of heating, as well as heat supply to other units**; and,

It is the intent of the Board of Directors to establish by this Resolution the inspection and servicing of the requirement set forth above as a rule/regulation of the Association, and to be binding and enforceable as such as to all Unit Owners of the Association;

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT the Board of Directors adopts the following regulations regarding the maintenance of radiators and the responsibility therefore:

- A. The radiators and respective lines must be bled periodically before and during the heating season.

If the radiator has a decorative cover around it, check to see if the top of the cover lifts to reveal the radiator. Many of the covers don't have lift tops and need to be slid away from the wall to uncover the radiator. Either to the right or the left side of the radiator at the top, is a stem. Looking down on the stem, turning it clockwise slowly and carefully will release air in the system. The stem does not need to be turned much. If there is air in the radiator, there will be a hissing noise, while the air escapes. When water starts to come out at the base of the stem, the radiator stem should be turned back counter clock-wise carefully. If there is no air in the radiator, only drops of water will come out of the radiator.

The stem can be turned with a "radiator key" or with a pair of needle nose pliers. Cherrydale Hardware Store at 3805 Lee Highway sells radiator keys. Please be careful in turning the stem, forcing it, or moving it back and forth can cause it to break off. Be careful, this can cause water to start draining from the radiator. Also be aware that air in one radiator, such as the bedroom radiator can block the flow of hot water to other radiators in the residence. So make sure that you check for air in all of the radiators.

- B. Because radiators are the individual unit owners responsibility, the costs of the maintenance performed attendant thereto shall be the responsibility of each Unit Owner.
- C. Failure by any Unit Owner to comply with the periodic maintenance requirement established by this Resolution shall be considered a violation of a rule/regulation of the Association and shall entitle the Association to take enforcement action pursuant to Va. Code § 55-79.80:2 (*Assessment of charges for violations..., etc.*) In addition, the Association may pursue all other remedies available to it under Article X (*Compliance and Default*) of the Bylaws. Enforcement action undertaken by the Association pursuant to this Resolution shall not be considered an election of remedies and remedies shall be considered cumulative in nature.
- D. If lack of heat supply to another unit is determined to be directly related to the failure by a unit owner to bleed the lines, any and all repairs borne by the Association to address the problem may be assessed against the unit of origin and shall be collectible as an assessment against the unit and as a personal obligation of the Unit Owner.

Georgetown Vista Condominium
Unit Owners Association

Bill Webb, President