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Property Owners and Community Association Managers can take Several Steps to Prepare for the Continued El Niño Storm Season

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According to the Climate Prediction Center, the recent increase in temperatures does not mean the El Niño effect has passed. Experts state that El Niño conditions will continue to develop near the equator, and March through May could still bring wet weather to California.



For Homeowners Association Board of Directors and Community Association Managers, this gives reason to watch water intrusion calls and complaints from homeowners. The Miller Law Firm, a California based construction defect litigation firm of 35 years, recommends property owners and association managers take several steps to prepare for the predicted storm season:

Get an inspection proactively. This will help to inform whether repairs are necessary and what further steps should be taken to withstand an El Niño storm.

Fix any issues while they are small and the weather is still dry. Small problems can quickly turn into larger issues as wait times for repairs (and prices) increase during storms.

Institute a maintenance plan. Regular maintenance can substantially increase the life of a roof, and some damage can be avoided merely by cleaning out gutters and drains.

Act quickly. By addressing issues before the storms hit, problems can be avoided entirely or have their severity reduced. Waiting can only lead to more serious and costly problems.

Prevention is key. The best way that property managers can combat an El Niño event is by preparation in advance. During a major storm, roofing companies will be overextended with repair calls, and a small leak can quickly cause thousands of dollars in damage. Therefore, by taking steps in preparation of El Niño and ensuring roofs and decks can adequately withstand an El Niño storm, property managers can limit damage and avoid serious issues that may otherwise arise.

Contact The Miller Law Firm. If you have a homeowners association that is need of expert evaluation, contact Rachel Miller for more information about The Miller Law Firm's Building Audit & Due Diligence Program. (800) 403-3332 or Rachel@constructiondefects.com