Gmail James Carroll <jamesbcarroll1969@gmail.com>

Garage Leak

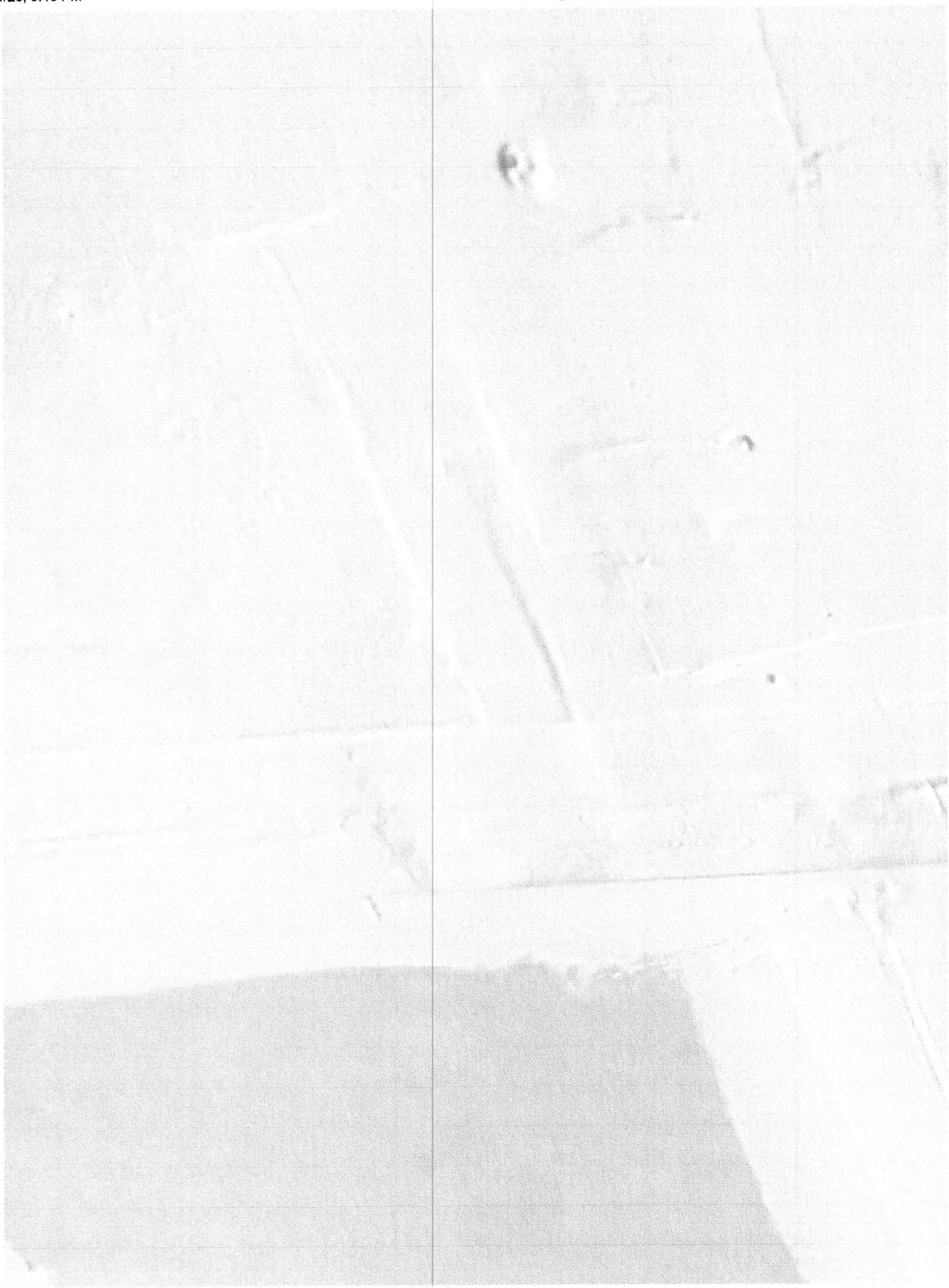
7 messages

Natalie Stinson <natalie@pinnaclehoamanagement.com>
To: James Carroll <jamesbcarroll1969@gmail.com>

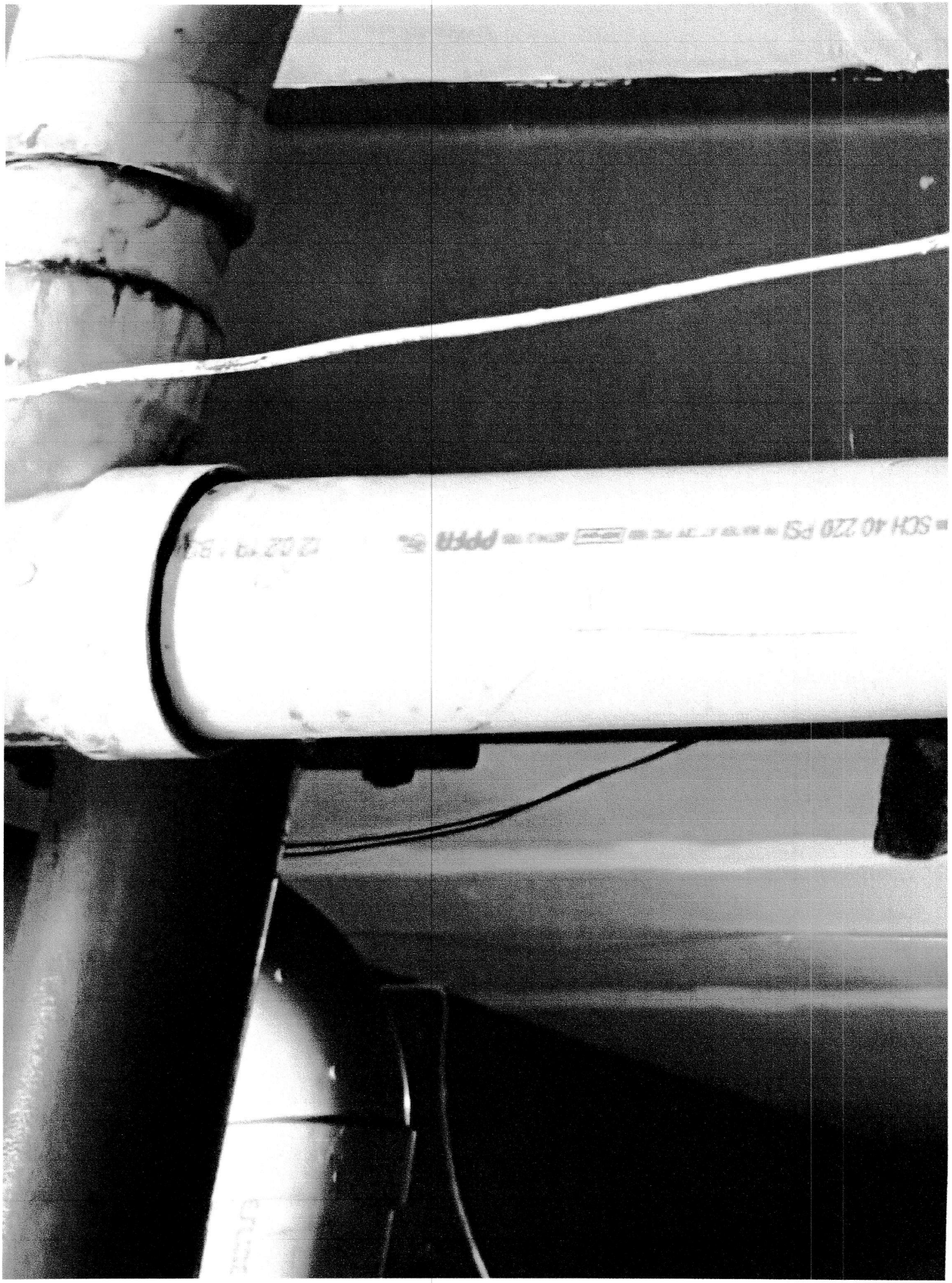
Hi James,

There is a leak in the garage that may be coming from your unit. Can you please check this to confirm?

Natalie





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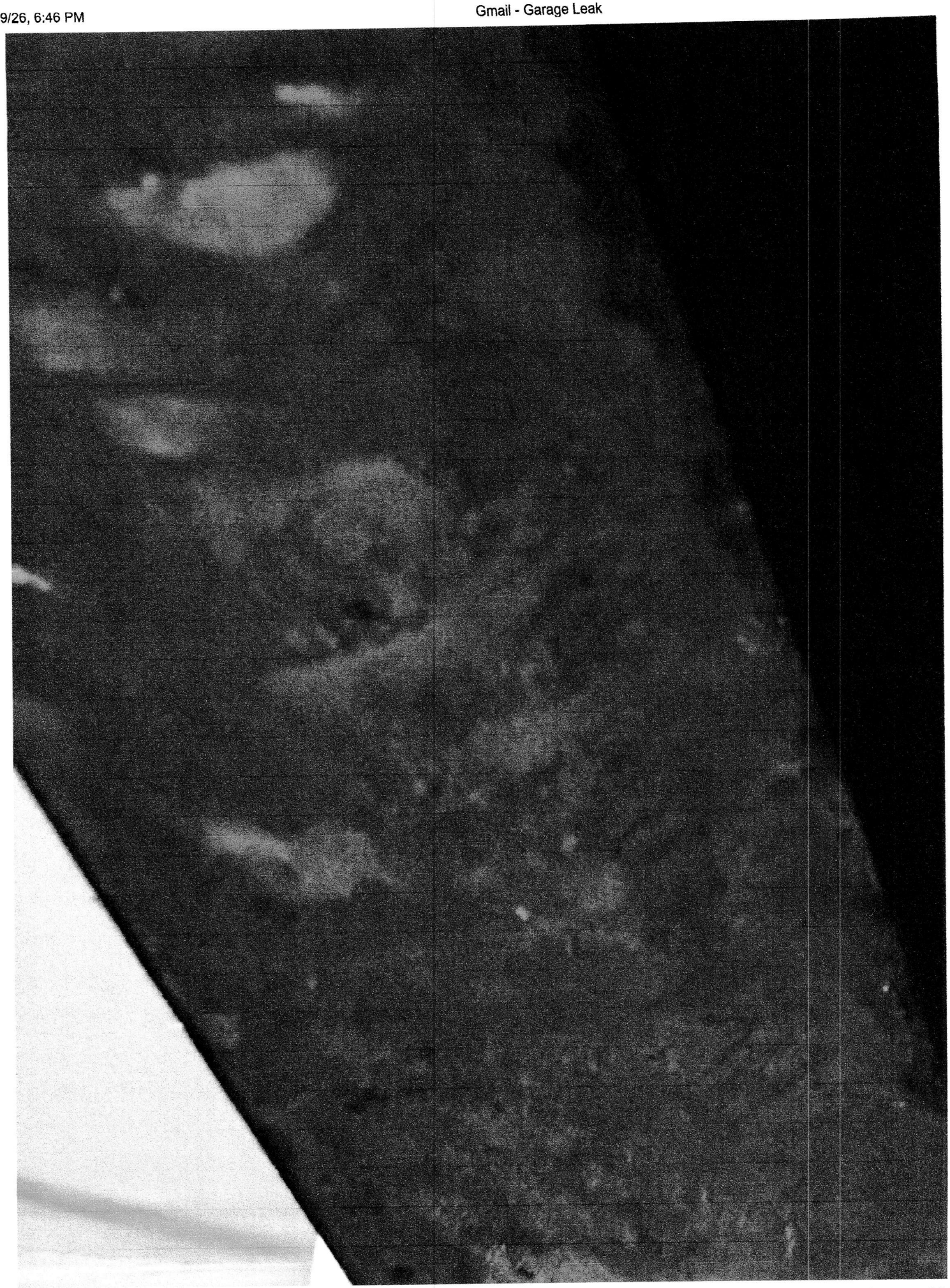

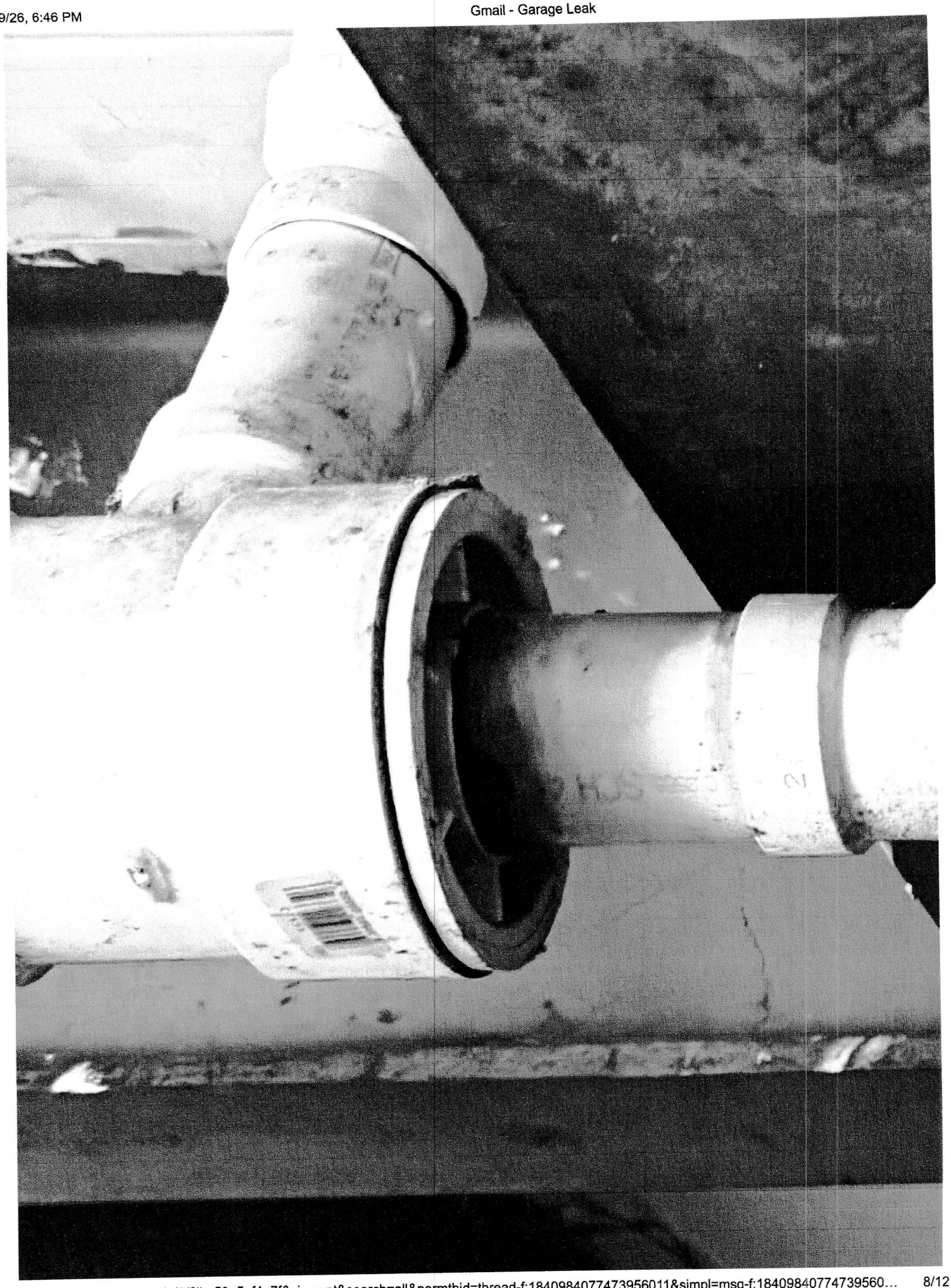

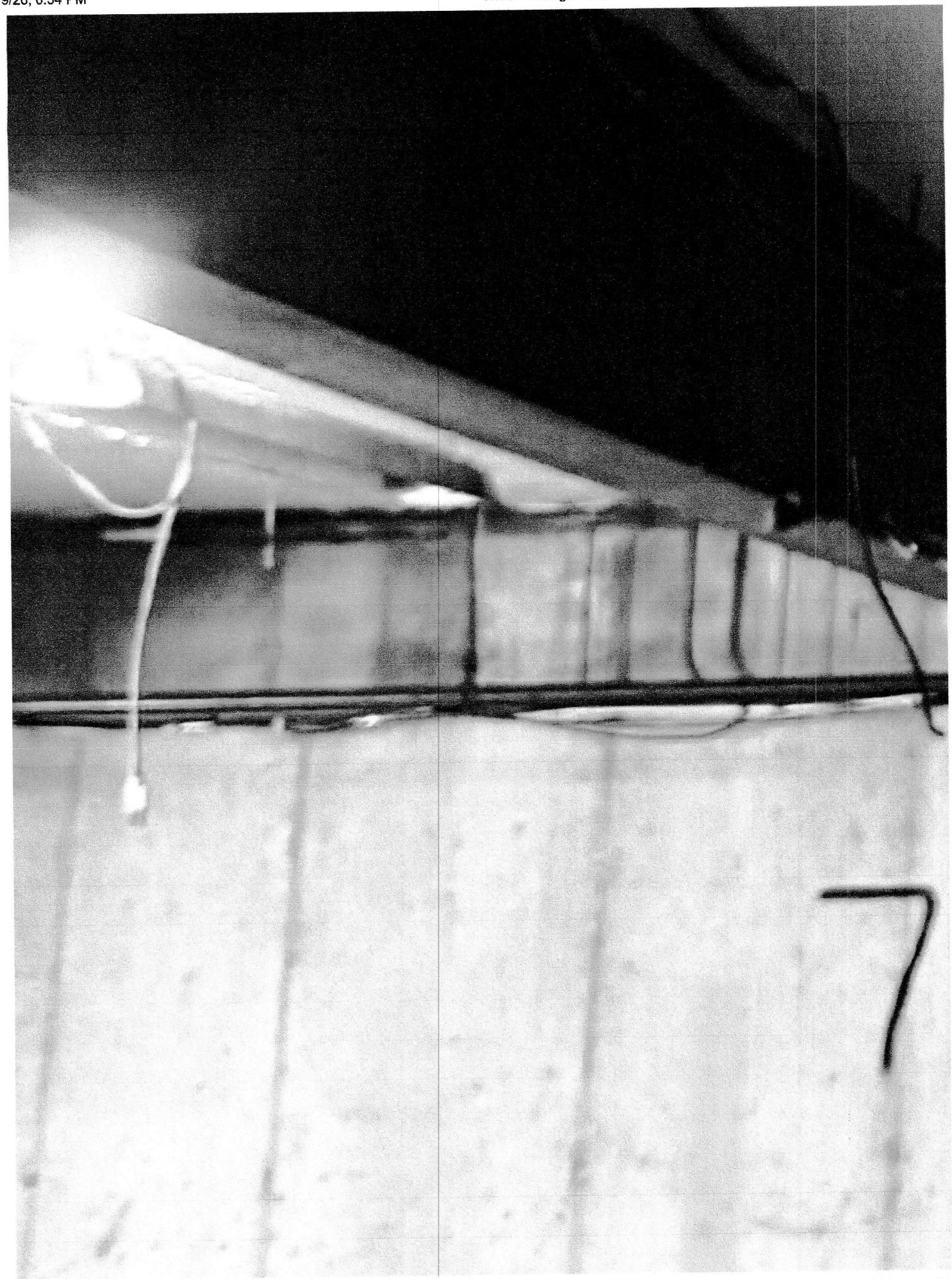



Sent from my iPhone

James Carroll <jamesbcarroll1969@gmail.com> Wed, Aug 20, 2025 at 2:46 PM
To: Natalie Stinson <natalie@pinnaclehoamanagement.com>

I'll schedule something with a plumber to check.
[Quoted text hidden]

Natalie Stinson <natalie@pinnaclehoamanagement.com> Fri, Aug 29, 2025 at 9:04 AM
To: James Carroll <jamesbcarroll1969@gmail.com>

Have you been able to get anyone out to look at this yet?

From: James Carroll <jamesbcarroll1969@gmail.com>
Sent: Wednesday, August 20, 2025 2:46 PM
To: Natalie Stinson <natalie@pinnaclehoamanagement.com>
Subject: Re: Garage Leak

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James Carroll <jamesbcarroll1969@gmail.com> Tue, Sep 2, 2025 at 7:16 PM
To: Natalie Stinson <natalie@pinnaclehoamanagement.com>

Sorry, I just saw this email. Regarding the pipe leak and visible mold in the basement ceiling---according to the bylaws, I understand that I am responsible for the pipes within my unit, while the association is responsible for common elements. Since the leak and mold appear to be in the basement ceiling, I would like clarification on whether this falls under the association's responsibility. If not, could you provide me with the section of the bylaws that states this is my responsbility?

Would the association consider removing the drywall where the mold is present to properly determine the source of the leak? Additionally, if I hire a plumber to inspect my pipes and it turns out that the issue is with the association's pipes, will I be reimbursed for the inspection cost?

Thanks!

[Quoted text hidden]

Natalie Stinson <natalie@pinnaclehoamanagement.com> Wed, Sep 3, 2025 at 8:28 AM
To: James Carroll <jamesbcarroll1969@gmail.com>
Cc: Archview Board <archviewboard@gmail.com>

Below is the language from the updated rules and procedures explaining plumbing costs. Pipes in the basement ceiling are not considered common, as they directly serve the units.

K. Plumbing
Carroll Wood Hill Condominiums is aging and so is the original plumbing. Many of the plumbing lines have been replaced with PVC over the last few decades due to plumbing failures or preemptive mitigation measures, though a significant amount of original cast iron piping remains in units, between units, and under units. It is unknown how long pipes will last, but it is assumed piping will fail and owners need to make necessary preparations to prepare for unseen expenses.

1. Per the Declaration and Bylaws, piping/plumbing contained within a unit's 4 walls and any piping/plumbing that is directly above/below those 4 walls is considered a limited common element and all costs are the unit owner's responsibility.

2. For piping/plumbing that is shared between any two or more units, the cost of repairs, or the cost of damage, will be split equally between all units regardless of which unit caused or had more damage.

3. Any failure of these limited common elements that damage surrounding units or common elements will result in costs being passed to the unit owner should the unit owner be unable or unwilling to take corrective actions to remediate the outstanding issues.

4. Townhouses often share a plumbing stack pipe between the inside and exterior unit. Wastewater from both units feeds into this pipe and needs to be regularly maintained by both homeowners. For example, if a unit has a toilet backup on one floor, often the backup continues into the neighboring unit. Plumbing stack pipe issues are a shared expense between all unit owners.

5. Please check and replace, if necessary, the shut-off valve coming into your unit to mitigate damage should any water line fail. Most units have a shut-off valve in their unit on or around their hot water tank.

6. Original shower stems go bad but can sometimes be easily fixed by some Teflon tape on the shower handle stems. If a leak is identified, consider trying this remedy before breaking into unit walls.

7. Toilet paper is the only thing that should be flushed. Baby wipes, including those that state "flushable" on the packaging, and feminine hygiene products are prohibited and may cause sewer backups. Backups and clogs caused by these items will be the unit owner's responsibility.

8. Please do not flush or pour any liquid oil, grease, or chemicals/acid, such as Drano or Liquid Plumber, into any unit or garage drain. Most of the Condominium piping is still cast iron and chemicals/acids, such as Drano and Liquid Plumber, "eat" cast iron causing major plumbing leaks. Natural enzyme chemicals, such as Ensure may be used in Condominium plumbing.

9. Please do not ignore faulty plumbing. Due to the severity of water damage, please notify the Board or Property Manager immediately as soon as you notice a problem and before it causes damage to your unit or your neighbor's unit.

10. Dripping water and running toilets result in higher water bills and are passed on to all unit owners. Please fix these leaks immediately.

From: James Carroll <jamesbcarroll1969@gmail.com>
Sent: Tuesday, September 2, 2025 7:16 PM
To: Natalie Stinson <natalie@pinnaclehoamanagement.com>
Subject: Re: Garage Leak

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James Carroll <jamesbcarroll1969@gmail.com> Wed, Sep 3, 2025 at 10:12 AM
To: Natalie Stinson <natalie@pinnaclehoamanagement.com>

Thanks. Can you send me a copy of this document? And the meeting minutes when it was passed. Thanks!
[Quoted text hidden]

James Carroll <jamesbcarroll1969@gmail.com> Wed, Sep 3, 2025 at 8:52 PM
To: Natalie Stinson <natalie@pinnaclehoamanagement.com>

Nevermind. I was able to locate the document and the meeting minutes. Thanks.
[Quoted text hidden]