

A Publication For The Emery Bay Village Homeowners' Association

The Village Voice

November 2018



SECURITY REMINDERS


As many of you know, we've had two home break-ins recently. As such, home security was a major topic of discussion at the board meeting last week.

Several members of the community have expressed interest in installing video door bells at their front doors. Any installation to the exterior of a unit, including to the door and door frame, requires that the home owner fill out an Architectural Guidelines Application

To streamline the approval process and make it easy for home owners, we are suggesting looking at battery operated Ring camera doorbell. You will still need to fill out an Architectural Guidelines Application to tell us the camera doorbell model and type of installation it requires, but we have already reviewed the battery operated Ring doorbell and we will be fast tracking response to these applications or other easy install style devices. Other types of video doorbell / camera systems, including wired systems, may be allowed but will need to be reviewed and approved on a case by case basis and will possibly take longer.

Please note that these devices should also only be mounted on the wooden door frame and never onto the cement siding, as that could cause water intrusion or other unseen issues. If you had previously bought and installed any type of device without getting prior approval, we ask that you fill out a form so we can make sure your installation meets the approved installation requirements. In addition to video doorbells, some homeowners have also purchased glass window vibration alarms. These inexpensive devices stick to the inside of sliding glass doors and windows and do not require approval to install.

We care about the safety and security of our community and are sharing this information to help inform you of your options. This email is not an HOA endorsement of any alarm or security device. You are encouraged to evaluate your own needs and choose the security measures that best suit those needs. We will keep the community updated. In the meantime, please get to know your neighbors, stay alert and if you see something, say something. And don't hesitate to call the Emeryville Police 510-596-3700.



Gutter Cleaning will occur on December 10th through the 15th. Please clear your patio and balcony of any items that are directly below the gutters to avoid damages. If you notice an overflowing gutter or clogged downspout please report to management.

Community Connection!

Michelle New,
Community Manager
Walsh Property Management
PO Box 2657, Castro Valley, CA 94546

Next Board Meetings:
December 5th at 7PM
Meetings are held at the Community
Center.

Official HOA Website:
www.emerybayvillage.com

For all Escrow and Re-Finance Request
please visit www.homewisedocs.com

Phone: 510-888-8983 Fax 510-538-7202
mnew@walshpm.com www.walshpm.com

Plumbing & Water Leaks

We often receive calls from residents reporting damage to their property because of a plumbing problem in a neighboring unit. Homeowners are reminded that it is not always the Association's responsibility to repair plumbing leaks. Some of the more common problems that homeowners must take care of are:

- leaks from toilet wax ring seals. Homeowners/residents should make sure that the wax ring seal at the base of the toilet is properly seated. If you see signs of water seeping around the base of the toilet, you should have this checked out. You could be causing damage to the home, storage area or unit below you.
- Leaks from the tub/shower drain: If the drain is rusted out, it will leak into the area below you. Since the drain serves only your unit—it is up to you to maintain.

If you experience water leaking into your unit, please take the following action:

1. If there is a unit above you, contact your neighbor to see if they are experiencing a problem. We often find that the water is caused by an overflowing or leaking toilet, sink or tub. If this is the situation, your neighbor is responsible for stopping the leak. If you cannot contact the neighbor, please call management so we may contact a locksmith to open your neighbor's door to allow a plumber to enter the unit.
2. If the leak is found to be from a pipe within the walls, please make an effort to turn off the water supply to the building; shut offs are located either at the front walkways or to the side of the unit (look for utility cover) and then call management. (We have 24 hour service for these types of emergencies).
3. If the leak is due to rain, please make every effort to stop any interior damage and leave a routine message for management. Roofers do not work during rainy weather for safety reasons.

Leaks from the shower head, riser or mixer valve: Again, even though these pipes are inside the wall—they serve only your unit and you are responsible for maintenance or damage.

Garbage disposals, kitchen sinks or dishwashers: If hoses leak or these items overflow, you are responsible for the damage and repairs.

Icemakers: If your icemaker supply line leaks, you must disconnect it until repairs can be made.

Overflows: If you overflow your bath tub, toilet or sink, please check to see that there has been no damage to other units or common area.

Grout Maintenance: Leaks through grouting are the owner's responsibility – be sure your grouting is in good condition.

Water Heaters require maintenance! You should have your water heater inspected and cleaned at least once per year. When it fails—there is no saving it; 30 gallons of water will immediately flood your unit—along with your neighbors! And if it is not noticed; water will continue to flow. Be sure you stay ahead of the curve and avoid costly damages.

The Association takes care of the supply line leaks between the meter and where they enter the wall of your unit. If the problem is with a pipe or drain that services only your unit, it is your responsibility to take care of the problem.

If you experience a problem, please do not ignore it. The longer you wait to make the repair, the worse the damages will be and the more money the entire project will cost you.

To save on water use, be sure that you repair any leaky faucets and toilets. This will save the entire Association money—especially if the drought conditions worsen!

To reach our on call manager for events that occur outside of the normal business week and hours of 9 am to 5 pm please call 510-888-8965 and follow the instruction. Our after hours message also offers the ability to reach the community plumbers (Above All Plumbing 510-475-6040) as well.