

The Hill at Furnace Brook Condominium

% G&G Management
109 Oak Street, Suite 201, Newton, MA 02464

MEMORANDUM

To: All Residents
From: Board of Trustees and G&G Management
Date: October 27, 2015
Re: Building leak notice

It has recently come to management's attention that the water invoice for last month indicated a 50% jump in water consumption and was approximately \$1,500 over budget, the only explanation for this increase is due to leaks or leaking mechanisms in units.

We are asking all residents to check their toilets, faucets, showerheads, etc to ensure there are not any leaks, or leaking mechanisms inside your unit. If you are finding that you have an active leak or leaking mechanisms, please contact G&G Management or a licensed and insured plumber to do a repair immediately. G&G will be tracking the leaks once reported, and it is mandatory that they be fixed in a timely manner. These small leaks from a dripping showerhead or faucet can create a large expense for the building and really add up to a large bill for water usage for the association.

If residents do not check their unit for any leaking mechanisms then we will have to move to the next step, and inspect each unit with a plumber in order to fix the problem. These inspections are time consuming, expensive, and involve inspecting every unit costing over \$250 per unit at an additional assessment of around \$10,000 to the Association. So before we have to go through with that large and expensive task, we are asking residents to help.

If you find an issue in your unit and need help finding a licensed and insured plumber to do the repair, you can contract G&G at the below email or phone number.

If you rent your unit, please ensure you check your unit and/or ask your tenants to.

Should you have any questions or concerns please contact Kelly Barba at (781) 455-6565 ext 222 or email at kbarba@gandgrealty.com.

Thank you for attention and cooperation to this matter.
Elizabeth Atkins, Agent for
The Hill at Furnace Brook Condominium