



**SUPERIOR
COMMUNITY MANAGEMENT
COMPANY**

In Community Management, We're Superior

WATER INTRUSION

What can you do?

Water intrusion from any source is more common than you would imagine. Water can intrude from the exterior of a building as well as from the interior (i.e. hot water tanks, broken water lines and/or washing machines). In all cases homeowners and associations must deal with it in an aggressive manner. When water is allowed to penetrate and find its way into any interior area, it meets up with warmer air. When this happens the mix of temperature changes and water present a potential for the development and growth of MOLD.

The longer the “growth” goes un-noticed (or neglected) the greater the potential for loss and the greater the health hazard. Superior Community Management is available to give you phone numbers of reliable vendors who can initiate testing and procedures to secure the area. These vendors can assist in the prevention of health and safety issues as well as the spreading of the mold. Since there are many types of mold, it is in the best interest of homeowners and associations to test susceptible areas to enable proper containment, control and cleanup.

Doing nothing is the worst reaction you can have due to the toxicity of the varying types of mold. It is important to report it to a source that can assist.

Management companies should be adding water intrusion inspections to your annual budgets and/or reserves. This could alleviate the surprise of an unwanted “Special Assessment”.

Please do not hesitate to call Superior’s offices for contractor information to assist you and the association. If you are living in a townhome or condominium, it is imperative to immediately call the association management company and report the existence of mold. Please do not try to clean it up yourself as you may not actually kill the cells. Management continues to encourage associations and homeowners to proceed with regular water intrusion inspections.

Submitted by Bob Brown CMCA AMS
Superior Community Management

November 29, 2005