PLAZA SOUTH Association, Inc.

Dear Plaza South Owners, Good day to each of you.

During the recent heavy rainstorms, an issue has come to the attention of the Association regarding the installation of tile on the balconies. In some cases, tile has been installed to a height where the weep holes of the sliding glass door frames and channels have been covered and blocked from properly draining which is against the contractor guidelines of Plaza South. Specifically, the guidelines state:

"…no finish or material on the balcony flooring shall cover or impede any weep holes or channels that exist to allow water to escape through a sliding door runner/channel."

In some instances, the faulty installation has led to water collecting in the door/window channels and not being able to properly drain. The standing water then finds its way through screw holes or other penetrations around the windows and tile and makes its way into the home and into the homes below causing water intrusion and damage.

We are asking all owners with tile on your balcony to proactively inspect your tile to insure proper installation. If you discover that your tile has been installed improperly, even if an issue has not yet occurred allowing water to damage your home or your neighbor's below home(s), you should take immediate action to get this corrected. Often, this issue is not discovered until the damage has been done.

Lastly, those owners that have the original windows or relatively newer impact windows, it is highly recommended that you proactively have the windows and frames resealed and waterproofed as this has been another source of damage to homes and neighboring homes below.

The Board of Directors, management team, and your fellow Plaza South neighbors sincerely appreciate your attention and cooperation in these matters.

Thank you,

Brad MIller, LCAM
General Manager

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