



## **MALLARD COVE CONDOMINIUM ASSOCIATION**

### **INFORMATION SHEET: LOW TEMP DETECTION**

Mallard Cove Condominium Association has a central station monitored low temperature system throughout the development. This system includes one sensor in each unit (see photo below).

The sensor is approximately 2.5" high and 1.25" wide. In most units, it is mounted on a wall in the kitchen area. If the temperature falls below 45 degrees, it will send a signal to the master panel in our mail house which will then call the monitoring company. **When the monitoring company receives an alarm, Board members will be called to alert us. A Board member will, in turn, call the unit owner.**



Please do not remove or move this sensor. Tampering with it will result in a call to a Board member from the monitoring company. Lost or damaged sensors will be replaced at the unit owner's expense.

When homes in Mallard Cove were first built, we had no system to alert us to low temperatures in units. In addition, we had no rules requiring unit owners to SHUT OFF the water at the MAIN SHUTOFF in the unit when leaving the home vacant for THREE DAYS OR MORE.

As a result of three major insurance claims for water damage losses, we now have both!

In addition, we have a water damage deductible on our Master Insurance policy for water damage claims of \$20,000 per claim. As stated in our condo documents, Unit owners are responsible for:

1. Shutting water off to the unit if away for three days or more.
2. Paying the first \$20,000 of any future water damage claim to the unit (not including contents damage). You should make sure your condo insurer covers this deductible on your policy.