

## Responsibilities of Co-owners with Sump Pumps

1. Keep an eye on the sump pump and make sure it is running smoothly. During snow melt or rain, it turns on and off with a hum and a clunk that you can hear.
2. Listen for the alarm. When your sump pump stops working, the water back-up system will take over and a high-pitched alarm will sound. At that point you should turn off the alarm, and immediately call a board member first. If you cannot reach a board member, contact numbers are written on or near your alarm.
3. In the event you hear water running continuously during dry weather, even though there is no alarm, please contact a board member. Or, if the alarm sounds and then stops, do the same.
4. If there is any other problem with the sump pump, notify a board member and then contact the HOA plumber. The HOA approved plumber is listed on the HOA Website General Information Section
5. If you are leaving for a number of weeks, have someone come into your condo at least weekly, listen for the alarm, and visually check the sump pump.
6. Please do not plug any other device into the electrical outlet that is provided for the sump pump and alarm. That electricity is paid for by the association.
7. Every six months or so, lift the sump pump lever with your foot, letting the water run through for about a minute, especially if your pump hasn't been running very much.
8. Change the 9V battery in the alarm every two years as directed on the unit.
9. Residents who have a sump pump in their basement and plan to leave their condominium for an extended period of time (i.e. vacation out of state for the winter), should never turn off water access in their unit. Sump pump backup systems are powered by water in the event of a power failure.