



Highline Meadows Condominiums

c/o Association & Community Management
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September 28, 2023

Dear Highline Meadows Building 130 Owners,

The boiler in the building kept experiencing outages related to the gas being inconsistent; this is why the water was intermittently going out over the last few months. In June, we replaced the gas valve on the boiler, which seemed to resolve the issue until 2 weeks ago, when the boiler started going out again in the middle of the night, intermittently.

When the issue repeated itself there were several other issues that service professionals thought could have caused the outage, none of them related to gas service from the utility company. All of them valid in their own right, but none of them proved to be the actual problem.

Once discovered that the pressure regulator, (part of the utility companies' equipment but the financial responsibility of the property serviced, [kind of like a public street sidewalk where the city dictates the repair and maintenance but makes the adjoining property foot the bill]) was delivering inconsistency gas pressures the decision was made by the utility company to replace the defective pressure regulator.

The utility company discovered that the pressure being delivered through the regulator was too high and may have caused malfunctions to specific appliances due to these pressure fluctuations. The utility company will not certify nor install a new pressure regulator or reconnect the gas service to the building without being certain that each appliance connected in the building has certifiable appliance gas valves.

The only way for each appliance to be certified compliant is either install a verifiable new appliance or install a new gas valve to each appliance.

These gas valves are specific to each appliance; there could be 25 different valves in just one building. That is 23 units, a boiler, and water heater. Sourcing the correct ones and having them on hand for install involves logistics of connecting with each unit owner to gather appliance make and model, sourcing each valve, ordering them, or gathering them from local vendors, having them delivered on time for the install. Once certified by a licensed contractor, the utility company will schedule the installation of the pressure regulator and reconnect the gas service.

This is where every unit's cooperation is crucial, along with every unit's attitude. We don't want one or two units slowing everything down for everybody else. The HOA is making every effort to make this difficult time more tolerable for everyone while we work to completion.

The HOA will be taking on the costs of the prior service to the boiler and water heater. They will also be taking on the costs of the utility work involving the meter, pressure regulator, gas reconnection, and other related costs.

The HOA will not be taking on the costs of each unit's specific appliance gas valve replacement. The HOA will only coordinate the work to work toward a repair as soon as possible for everyone. Each unit's appliances are different ages, makes, models, and different states of repair and maintenance. Since each

unit owns and is responsible for the care, repair, and maintenance of their own appliance, the responsibility falls on the owner of the unit.

The HOA knows that this repair is unexpected, costly, and a burden. We do not take that lightly and understand your concern and challenge in this situation. An official letter will be sent regarding the assessment for each unit and the time frame to pay it.

Sincerely,

Highline Meadows Board of Directors