

Dear Owners and Residents,

We have been receiving complaints from some units that they are experiencing dirty water falling onto them and their balconies a couple of times a day, almost every single day.

Everyone needs to understand that there are people living below you, and many people like to actually use their balconies. It is one of the reasons that you live here. **Anything, including water, that comes off from a balcony, either on purpose or accidentally WILL LAND on someone else's balcony, every single time.** The winds blow everything right back onto the balconies below.

Please note that you will be fined \$50 for allowing anything to flow off from your balcony and for anything thrown off your balcony, when identified.

Furthermore, in most instances, **this behaviour constitutes a health hazard, and may be reported to The Department of Public Health and other relevant civilian or military authorities for action.**

IN this instance, this appears to happen in the early morning, 6 am to 8 am and the afternoon. 4:30 pm to 6 pm, which corresponds with a plant watering schedule as opposed to AC runoff or balcony cleaning.

It has also come to our attention that some residents are using an automated timer on a sprinkler system to water their plants, and in one instance, they were watering the entire balcony with a swing arm sprinkler.

The house rules specifically state that NOTHING should be thrown off from or allowed to fall off from any balcony, including water from plants, cleaning, or from AC drainage.

All plants must have drip trays underneath the plant pots, and plants must not be overwatered allowing the drip trays to overflow. Under no circumstances should you be watering the rest of the balcony along with the plants. Only the plants should be watered, not the rest of the balcony. If you need larger drip trays, then please purchase them, and use them

No sprinkler system may be used which waters the entire balcony. The only systems allowed are those that distribute water ONLY to the plants, and that do not overflow the drip trays at any time. Please immediately cease the use of any other type of system.

Any washing of balconies or cleaning of AC units must be done in such a way that **absolutely NO water is allowed to** flow off from your balconies. Use a mop and bucket to clean the balcony and **block all of the drains** if necessary.

AC runoff must also be addressed. If your AC is draining onto your balcony, instead of down the drainpipe specifically provided adjacent to the compressor units, then your AC units need to be properly serviced and the drain line either put back into the correct pipe, or the drainage lines replaced and put into the proper drainpipe.

Please, everyone needs to comply with these rules, with no exceptions. This is a building with 170 units and nearly 600 people living in it. All of them, and YOU are paying a large mortgage or high rent for the privilege of living here and using all of the amenities, including their balconies. Further, EVERYONE has the legal right of "Quiet Enjoyment" of their property. Please be more considerate of your neighbours and put yourself in their shoes.

Happy Holidays and Thank You,

Michael Torres
Manager, Oka Towers HOA