

SUNVALE PLACE VILLAS
CONDO CORPORATION #1513108
PO Box 45042, Highwood PO
HIGH RIVER, AB T1V 1R7

January 30, 2023

Dear Owners,

This past week we had two units that got cold because the thermostat that controls the floor heat failed.

Because the thermostat is under owner control, it is the owner's responsibility to have it replaced at their cost. Bylaw II 3 (c) vi of our Bylaws states "An Owner shall duly and properly repair, maintain, and replace (when required) at the expense of the Owner all thermostats in the Unit including the dryer vent;"

GM Mechanical is our current contractor for maintenance of the heating and plumbing systems. If they are called out and the heating problem is with an owner-controlled device such as the thermostat, the owner will be responsible for reimbursing the Condo Corporation for the repairs, including any callout charges.

There are valves that control heat supply to different zones within the unit. There is a diagram on our website of the control valves. If you wish to personalize your heating we recommend that you call GM Mechanical and have them do the work for you. If you adjust them yourself, you will be responsible for any problems or damage to the heating system. Again, the owner will be responsible for any charges incurred for this work.

If the heat problem is found to be the main valve controller behind the panel in the garage, this is a non owner-controlled device. Therefore, the Condo Corporation will cover the repair costs and any additional charges.

Please be aware that programmable thermostats or adjusting the temperature frequently does not always work well with radiant floor heating systems. It can take up to 4 hours or more for the floor to adjust to the thermostat's new setting. So, when we get sudden changes in temperature, it can take a little while for the floor temperature to adjust. A better solution is to set the thermostat at a temperature that is comfortable and open a window if it becomes too warm.

We hope that this clarifies the Owner and Corporation responsibilities when it comes to our infloor heating. Please feel free to contact the Board with any questions.

Sundale Place Condo Board