

Toilets



Replace toilets installed before 1994 with high-efficiency toilets (HETs).

- Replacing an older toilet that uses about 3.5 gallons per flush (gpf) with a HET that uses 1.28 gpf will save 2.22 gpf.
- If the toilet is flushed an average of six times each day it will save 13 gallons per day or 4,745 gallons per year. Some older toilets use as much as 7 gallons per flush.

Check toilets to verify they are working properly.

- Make sure the water level is not too high, the fill valve is working properly, and the flapper is not leaking. A running toilet can waste hundreds of gallons of water per day.

Laundry

When it's time to replace the clothes washer, choose a high-efficiency washer with a low water factor.

- The smaller the water factor the more efficient the clothes washer.
- Energy Star models currently have a maximum of 6.0, although many well-performing machines are available with lower water factors. Look for the lowest water factor available to achieve the highest water savings.



When doing laundry, always wash full loads.

- Conventional washers built before 2011 typically use about 40 gallons per load; resource-efficient washers may use as little as 15 gallons per load.
- Adjust the water level in the washer to the amount needed for the load. Some of the new efficient washers will do this automatically.



Faucets

Install efficient faucets and/or faucet aerators.

- The U.S. EPA WaterSense program labels efficient faucets and aerators that use a maximum of 1.5 gallons per minute.
- Look for the WaterSense label when selecting new faucets or aerators.



Find and fix any leaky faucets.

- A faucet leaking 60 drops per minute will waste 192 gallons per month. That's 2,304 gallons per year.


Turn off the faucet:

- When lathering hands, shaving, or brushing teeth.



Residential Water Saving Tips

Indoors

<p>Shower</p>	<p>Replace showerheads that have a flow rate greater than 2.5 gallons per minute (the current national energy policy act standard).</p> <ul style="list-style-type: none"> 💧 If the showerhead is not labeled, the flow rate can be checked by catching the water in a 1-gallon bucket. If it takes less than 24 seconds to fill up, the showerhead flow rate is more than 2.5 gallons per minute. Or call 321-433-8705 or email ddowns@cocoafl.org for a water audit. <p>Take shorter showers.</p> <ul style="list-style-type: none"> 💧 Reducing a 10-minute shower to 5 minutes saves 12.5 gallons of water if the showerhead has a flow rate of 2.5 gallons per minute (even more if the showerhead has a higher flow rate).  <p>If it takes a long time for the hot water to reach the shower:</p> <ul style="list-style-type: none"> 💧 Use it as an opportunity to collect water for other uses, such as watering houseplants.
<p>Kitchen</p>	<p>Install an efficient dishwasher.</p> <ul style="list-style-type: none"> 💧 Technological advances in dishwashers make it possible to use less water to achieve the same goal. A new dishwasher that uses less water per cycle will reduce water use. <p>Only wash full loads of dishes in the dishwasher.</p> <p>If washing dishes by hand:</p> <ul style="list-style-type: none"> 💧 Fill the sink with water rather than continually running the tap. <p>Avoid using running water to thaw frozen foods.</p> <ul style="list-style-type: none"> 💧 Instead, defrost in the refrigerator overnight. <p>Composting food waste saves water.</p> <ul style="list-style-type: none"> 💧 It reduces the water needed to run a garbage disposal.
<p>Leaks</p>	<p>Check water bills for any instances of high water use—this may be an indication of a leak.</p> <ul style="list-style-type: none"> 💧 Leaking faucets, leaking toilets, and leaking pipes all have something in common; they waste a lot of water! Your water bill will often show abnormal water consumption if there is a leak. Many water utilities have information on how to read your water bill online.



YOUR KIND ATTENTION REQUESTED by June 1, 2016

To: All Owners and Residents
Re: Plumbing Maintenance and Water Conservation

Last year Banana Bay's 2015 water usage cost was \$30,164 and our sewer bill was \$43,308. The sewer bill is based on our water bill. With efforts of all of our residents we can reduce these costs that we pay in our monthly fee.

We are currently in the process of replacing old and corroded hose bibs on common and limited common elements of our property (including townhome courtyards).

Occasionally we have experience leaks and/or floods within units. These have resulted in damage claims against our insurance and against individual unit owners. Often these leaks are a result of aging plumbing parts and equipment. Experience from the past plumbing inspections has revealed several areas of concern.

Since water problems impact both your unit and the surrounding units, the Board of Directors feel that they have a responsibility to insure that reasonable routine maintenance is performed. In an effort to reduce the number of times that units are entered for inspection by Banana Bay maintenance personnel, we are offering the opportunity for owners to take steps to inspect and/or repair the potential problem areas in their units or to have their representative or contractor do so. We ask that every owner complete and return this letter or a copy by June, 2016.

Units for which we do not receive a completed response will be scheduled to be inspected by Banana Bay maintenance personnel and owners will be notified of the results. Units with serious problems may be scheduled for repair by an outside contractor at the owner's expense.

The following are conditions that may be of concern. Please note those items that you have upgrade in your unit:

- a. Washing machine hoses must be steel reinforced.
- b. Washing Machine shut-off valves must be corrosion free, leak free, and operable.
- c. Hot water heaters must be corrosion free (yes / no) less than 10 years old (yes / no)
- d. Main shut off valves must be the lever type, corrosion free, and operable.
- e. Toilet shut-off valves must be corrosion free and operable.
- f. Toilet fill valves must be modernized (not the "ball on rod" type) and operable.
- g. Toilet tank bolts must be corrosion free and firmly attached.
- h. Toilet Flappers must not allow water to leak from tanks.
- i. A/C drain lines must be clog, corrosion, and leak free.
- j. Plumbing under all sinks must be checked for leaks and repaired if leaking.
- k. A visual check must be performed for cracked or missing caulk and rust around tub drains and repairs made as needed.
- l. A visual check must be performed to insure that water lines to dishwashers, water filters and/or refrigerators are leak free.

Voluntary conservation measures that help our water / sewer bill

- m. Replaced commode(s) from a 3.5 gallon/flush to a 1.28 gallon per flush model.
- n. Replaced washing machine with low water usage model
- o. Replaced all conventional sink faucets with water restrictors
- p. Replaced all conventional shower heads with water restricting heads

YOUR KIND ATTENTION REQUESTED by June 1, 2016

Please help us protect YOUR unit as well as others by responding promptly.

IT IS IMPERATIVE THAT EACH OWNER TAKE STEPS TO CORRECT ANY OF THE PROBLEMS LISTED ABOVE TO:

- Avoid Liability for Leaks into Neighboring Units
- Reduce the Costs of Our Water / Sewer Bill
- Conserve a Valuable Florida Resource.

PLEASE CHECK ONE AND CIRCLE ITEMS LISTED AS ABOVE THAT HAVE BEEN REPLACED OR REPAIRED

___ I have personally inspected and replaced or repaired any of the above items that are deteriorated or obsolete.

___ My agent or contractor _____ has inspected and replaced or repaired any of the above items that are deteriorated or obsolete.

___ I wish to have Banana Bay personnel inspect the above items and make arrangements with an outside contractor to perform and bill me for any necessary repair or replacement.

Please leave a message at our Banana Bay office, 321-799-3386, to set up a date for re-inspection by Banana Bay Maintenance or send e-mail; to BananaBay@cfl.rr.com

Comments and further steps that you have taken for water conservation or that we should address.

We thank you for kind cooperation and interest in your community!

Date _____ Unit # _____ Owner's Signature _____

Please Return to Banana Bay by June 1, 2016

- (1) Banana Bay Office drop slot in Clubhouse or BananaBay@cfl.rr.com
- (2) Fax to 321-799-2723 (Banana Bay Office)

Or

- (3) Mail to our management company:
Reconcilable Differences, Inc.
Community Association Management
2560 Palm Lake Drive,
Merritt Island, FL 32952
Office@RecDif.com