



February 27, 2017

Poet's Landing Association
16 Hayestown Road
Danbury, CT 06810

Re: Hot Water Heater Program

Dear Unit Owner:

The Board is concerned about unit owners replacing their hot water heaters as most units are ten years old, which is the life expectancy of hot water heaters and sent a letter on this topic last January. Recently, a hot water heater malfunctioned and caused damage to a unit and is now an Association insurance claim. The Board is again reminding all unit owners to make sure that you replace your hot water heater before its' expected life span ends. This is also a required Association maintenance standard and a unit owner can be held responsible for the Association insurance deductible of \$5000 if you do not regularly maintain your hot water heater and if it then causes damage to your unit and/or another unit.

The Board reached out to Marty Flynn and received quotes for hot water heater replacements from Marty Flynn Plumbing for the units at Poets Landing. Enclosed and below you will find the information that Marty has put together for this program for individual unit owners.

Please note that this is just a **suggested** vendor and various hot water heaters from the Association. Since the hot water heater replacement is a unit owner responsibility, you may use any licensed and insured vendor of your choice. The Board however does encourage all unit owners to check the warranty on your water heaters. Most water heaters have a life span of 10 years. As advised above, there have been units damaged due to hot water heaters. The Board is trying to prevent any further damage from occurring in the future. Please see the below note and enclosures from Marty Flynn:

“After inspecting some of the units at Poets Landing I have made the following conclusion:

There are three types of Water Heaters currently being used:

- 1) 80-gallon electric water heaters* Note: The 80-gallon electric is being phased out due to government regulations having to do with energy consumption, however I am able to offer a very good alternative.
- 2) 50-gallon Natural Gas Power Vented water heaters* Note: The 50-gallon natural gas power vented water heaters are still available and very popular.
- 3) 50-gallon Natural Gas - Direct Vent (2 Pipe)



As a result of my findings and after careful consideration I am prepared to offer the following proposal:

1) Alternative to 80 gallon Electric Water Heater: Installation of a Rheem 75 Marathon Heavy Duty non-metallic Electric water heater and removal of old tank including all labor and materials:

\$1935.00 plus permit fee

Model: MHD75245

Attached Warranty: This water heater has a lifetime limited warranty on tank and 6 year limited warranty on parts with 1 year warranty on labor.

2) Installation of a Rheem 50 Gallon natural gas power vented water heater (1 pipe) and removal of old tank including all labor and materials:

\$1725.00 plus permit fee

Model: PROG50-42N RHG7 PV

Attached Warranty: This Water Heater has a 6-year limited warranty on tank and parts with 1 year warranty on labor, additional 4-year extended warranty (Protection Plus) kits are also available to make it a 10 year limited tank warranty for an additional charge.

3) Installation of a 50 gallon Natural Gas - Direct Vent (2 Pipe): Two options are available:

a) State Select 50 Gallon natural gas power direct vented water heater (2 pipe) and removal of old tank including all labor and materials:

\$2125.00 plus permit fee

Model: GS65OYBPDT

Attached Warranty: This Water Heater has a 6-year limited warranty on tank and parts with 1 year warranty on labor, additional 4-year extended warranty (Protection Plus) kits are also available to make it a 10-year limited tank warranty for an additional charge.

- or -

b) Rheem Tankless Water Heater (2 pipe) and removal of old tank including all labor and materials:

\$ 2095.00 plus permit fee

Model: RTGH95DVLN

Attached Warranty: 12-year heat exchanger, 5 year parts and 1 year labor.



Attached Spec's and Warranty for Water Heaters proposed. If unit is rented there will be an additional sales tax to the proposed prices.

Note: Pricing Details

These prices are valid during normal business hours Monday to Friday with installations between 8:00am - 4:30pm and are valid until June 30, 2017. Prices reflect standard installation and access to water heater without removal of other mechanical or structural systems. If condo is rented there will be an additional sales tax to the proposed prices.

Thank you for your consideration, as you know my company is licensed and insured and have successfully implemented many Water Heater Programs over the past 25 years in the Danbury Area.

Payment details to the proposal: Because these water heaters will be special ordered I will require a \$150 deposit per customer that will be applied to the purchase price. Once this deposit(s) is received we will schedule appointments and balance will be due upon completion of installation.”

If you should have any questions, feel free to contact Marty Flynn directly at the number mentioned above. Again, as a reminder, hot water heater replacement is a unit owner responsibility and not the Association's. Also, you are free to use any licensed and insured plumber for hot water heater replacement.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan V. Wunsch". The signature is fluid and cursive.

Alan V. Wunsch, CMCA
Vice President, Association Management
awunsch@rei-pm.net

Cc: Board of Directors.

enclosures