

ALLOCATION OF BUILDING MAINTENANCE RESPONSIBILITY

During a recent OVCA Board meeting, it was decided that it would be helpful to residents to publish guidelines that detail the allocation of responsibility between unit owners and the Oronoque Village Condominium Association.

OVCA Vice President Judy Rabkin -- working closely with Executive Manager John E. Staley, Maintenance Director Frank Forte -- has compiled the following list. *This list was published in the Oronoque Village Bulletin on Sept. 16, 2013.*

In the list below:

The letter "O" refers to the responsibility of Unit Owners.

The letter "C" reflects the responsibility of OVCA.

- C - Roofs (except those added by owner, which are O responsibility)
- C - Gutters, downspouts, louvers, chimney caps, etc.
- C - Exterior siding (replace and paint)
- C - Original glass on windows and sliding glass doors
- O - Window frames, rollers, locks and weather stripping
- O - Window leaks (except from broken glass)
- O - Added, enlarged or enhanced windows or sliding glass doors
- O - Sliding glass door frames (C responsible for glass replacement of original-sized doors and for master wood frames only)
- C - Original decks
- O - Added or modified decks (O responsible for full cost of repair or maintenance of added decks and for prorata share of modified deck repair and maintenance)
- O - Screened or enclosed decks
- C - Front door (basic style)
- O - Enhanced doors and/or added doors
- O - Storms or screens for doors or windows
- O - Door locks (except common-hall-entry door locks, which are C responsibility)
- C - Button for doorbell
- O - Doorbell mechanism within the unit
- C - Steps/entry to front door
- O - Enhanced front door entry

- C - Garage doors
- O - Garage door rails, pulleys, springs and openers
- O - Exterior garage door handles
- O - Exterior faucets
- C - Original outdoor lighting fixtures
- O - Added outdoor lighting fixtures and all bulbs
- O - Main circuit breaker (outside) and all outside outlets
- O - All owner-added vents (e.g., dryer vents, high efficiency furnace and hot water vents, stove and exhaust fan vents)
- O - Handicap ramps (owner must install and remove)
- C - Infestation extermination (termites, carpenter bees, carpenter ants, wasps, and similar infestations)
- O - Interior extermination (ants, mice, squirrels, etc.)
- C - Pruning of foundation shrubbery
- O - Foundation landscaping (shrubbery, plantings and flowers, ornamental trees, beds)
- C - Leaf removal
- O - After-hours and weekend calls to Maintenance for assistance with repairs that are the owner's responsibility
- O - Radon testing and remediation