



# Walnut Park @ WC Newsletter

[www.walnutparkhoa.org](http://www.walnutparkhoa.org)

*The President's Message:*

## NO HOT WATER!

This June and July, there were several breaks in the hot water lines that caused disruption of hot water to the residents for a total of 7plus days off and on. In January, the Board hired consultant, Lefler Engineering, who inspected the hot water piping system and has made recommendations for replacing the system or for partial repairs that should eliminate this problem going forward. Some of the breaks are caused by tree roots resulting in one tree being removed. The type of pipe used the ground - Transite, is sensitive to movement (earthquakes, expansion/contraction of the ground due to changes in the weather and temperature) and subsequently breaks. Loss of hot water to the residents is disruptive, inconvenient and expensive to the Association. Each break costs approximately \$3,000 in repairs, not including replacing the damaged concrete walkways and cost of tree removal. No decision has been made on whether the Association will proceed with replacing or repairing the pipe or repairing portions of the system at this time, nor what the cost of the project will be. Further updates will be provided as they become available.

ASSOCIATION  
COMMUNICATIONS, INC.  
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LAFAYETTE, CA 94549  
925-283-4900  
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MARSHA-MANAGER  
EXT 222  
[marsha@acihoa.com](mailto:marsha@acihoa.com)  
CFM-ACCOUNTING  
925-566-6800

**EMERGENCY  
UPDATE LINE #  
1-866-624-6807**

**Board of Directors**  
CARLO MILANI  
PRESIDENT

SHIRLEY SEXTON  
VICE PRESIDENT

WILHELM SCHAEFFLER  
TREASURER

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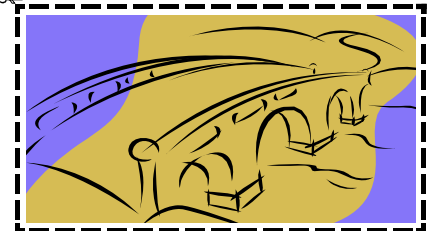
KATHIE NELLA  
DIRECTOR

BART TOLLEY  
DIRECTOR

### SHOULD THE BRIDGE BE BLOCKED FROM VEHICLE TRAFFIC?

Thanks to the residents who responded by email to Marsha at ACI.

No decision has been made. Serious consideration in this matter is being taken by the Board. Further updates will be provided as they become available.



## Walnut Park HOA

c/o ACI

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Lafayette, CA 94549

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(925) 283-4907 fax

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### Emergency Procedures at Walnut Park HOA

Emergencies are classified as a loss of water (hot or cold), fire, major roof leaks (in some cases), slab leaks, a downed tree limb causing damage, pests such as bees or wasps that are potentially dangerous to residents. All other issues should be addressed during ACI's business hours, Monday through Thursday from 9 am to 5 pm and Friday from 9 am to 1 pm 925-283-4900 x 222.

Please contact the emergency hot line at 866-353-2402 to check for emergency updates before calling ACI's after hour emergency number. If there is not an emergency update on the Hot line, then call 925-283-4900 x 0 to report an emergency.

**EMERGENCY HOT LINE #**

**1-866-353-2402**