

**Granada Condominiums  
8748 Santa Bella  
Hazelwood, MO 63042**

July 2025

Granada Homeowners,

We have had many instances of over usage of water this year due to faulty plumbing issues inside a condo owner's unit. This has caused a great increase in water bills for the complex.

Per the Granada By-Laws, The Association shall have an easement to enter a Unit to inspect for events which may be causing waste of water, heat or any utility provided by the Association or paid as a part of Common Expenses.

Upon inspection of the units that had high meters running, we identified the problems and advised owners to fix the issue at hand that was causing the over usage of water.

This is an ongoing problem and the Granada Board of Managers is adding a new Rule & Regulation for this recurring problem.

New Rule & Regulation: Water Bills: Any unit owner that has a plumbing issue that is the cause of waste of water, will be fined as follows: \$50.00 first offense, \$100.00 2<sup>nd</sup> offense. Once a unit owner is notified to fix the faulty plumbing, they will have 48 hours to make the repair.

Per Section 5.4 of the Granada By-Laws (below) If the repair is not made timely, the association will make the repair and the cost of said repair will be charged to the unit owner.

High utility bills can cause an increase in condo fees. We ask that all owners inspect their sinks, toilets and hot water heaters monthly to make sure they are in good working order.

Sincerely,

Granada Board of Managers

Section 5.4 Inspection, Repair and Replacement of Designated Owner Maintenance Components . If the Board determines that the need for maintenance or repair is a Common Expense and is caused through the willful or negligent act of any Owner, or occupant or their family, guests, lessees, or invitees, then the Association may assess the cost of any such maintenance, repair, or replacement against the Owner's or occupant's Unit, shall become a lien against the Unit, and shall be collected as provided in this Declaration for the collection of Assessments.