

Preventative Maintenance Program Air Conditioning/Heating Units

The Florencia has a cooling tower system that provides air conditioning and heat to the building. To ensure that this system is operating efficiently and effectively, we have put in place a **Preventative Maintenance (PM) Program** that covers **every** heat pump (air conditioning/heating unit) in the building, including all heat pumps for individual owners' units.

Page Mechanical, the contractor who installed our system, has offered the Florencia a unique value-added proposal to provide preventative maintenance service for 2 cleanings per year. In addition, by eliminating any third-party service companies, the original equipment manufacturers' and installers' warranties will stay intact.

The cost for this PM Program will be paid **by the association** and will become a part of our annual budget and your quarterly assessment. You will not see a bill or invoice for this service. However, any parts and/or service **not** covered by this program or warranty will be billed to the unit owner.

This building-wide PM Program relieves individual unit owners' of the worry of contracting and scheduling for this very important, regular service. In our climate especially, if heat pump systems are not running properly, problems can arise that cause unnecessary expense. Intrusion into your unit will be minimal and will be announced several days in advance.

If you have questions or want a copy of the preventative maintenance program, please stop by the Manager's office.