



Via USPS and Email

July 6, 2021

Subject: Continuation of Unit Water Shut Off Valve Replacement Project

Aloha Owners,

We replaced the unit water shut off valves on 11 buildings last year and we will be continuing with the remaining 13 buildings starting on August 6, 2021

The Association will be bearing the costs for this work and Steve's Plumbing will assist us again as they worked on the project last year.

Work will be carried out in 3 phases on each building:

- 1) The existing water shut off valve boxes will be removed and our landscaping team will dig around the shut off valves to clear the area of any encroaching landscaping in order for the plumbers to work easily. This will be done on a Wednesday and/or Thursday each week.
- 2) The plumbers will replace the water shut off valves on the Friday of each week starting at 9 a.m. Once their work is completed, the unit shut off valves for each condo will remain in the closed position. It will be your responsibility to turn the shut off valves to the open position. This can be done by yourselves, your tenants, your guests or your on island representative. Please see the attached file for additional information on how to use brass water shut off valves. Our Maintenance Technician will also be able to assist you should you need help, however he will only turn the valves to the open position if someone is present in your unit at the time. He will be available until 3 p.m. each Friday.
- 3) Our landscaping team will place the valve boxes back on the Monday and/or Tuesday of each week.

Barring any unforeseen circumstances, work will be carried out as per the schedule below:

Buildings D, E & F	Friday August 6
Buildings J, K &L	Friday August 13
Buildings P & S	Friday August 20
Buildings T & U	Friday August 27
Buildings C &M	Friday September 10
Building W	Friday September 17

Notices will also be posted on each Building prior to the work taking place as was done last year.

Please be so kind as to inform your tenants and/or guests accordingly.

We thank you for your patience and understanding as we upgrade our facilities and provide your building/unit with new water shut off valves.

Sincerely,

Wailea Fairway Villas Board of Directors

Helpful tip #2

Most times when a ball valve for a water service line is damaged it is caused by over-turning the handle. Never turn the valve handle more than 1/4 of a turn. If exceptional resistance is met you are probably turning the handle in the wrong direction! Always look for the directional arrow on the handle of a brass ball valve. All brass valves do not open and close in the same direction, this also applies to gates valve.

About brass ball valves

Full port brass ball valves should be used at all times. This means that the opening inside the body is the full size of the valve inlet and outlet so there is no reduction in the flow of water.

A brass ball valve is much more dependable than a gate type valve, and also is relatively fool-proof. In addition it is typically rated higher at a higher p.s.i. (pounds per square inch). Therefore able to withstand much greater water pressure. Because there is no 'stem' inside a ball valve, raising or lowering a gate (such as in a gate type valve), it is very unlikely to ever fail or break.

