

Association Management Newsletter

Leading Edge C.A.M.

July

2019

Air Conditioning Drains

Please ensure you maintain and clean your Air Conditioning Drains to avoid back ups into your unit. Your AC should have a float cutoff that will stop your AC from working if the drain is full of water. These drains are the responsibility of the unit owner and should be cleaned in conjunction with the unit owners Annual AC maintenance.

Water Shutoff Valves

Your home/unit will have various water shutoff valves including but not limited to main line, sinks, toilets, water heaters. These should be maintained and checked to ensure they do work properly incase of emergency.

Water Detectors

There are devices that can be purchased at a local hardware store that will alarm if water touches the device. These have become increasing popular as they help save water damage and insurance claims. These devices typically run \$25-\$50 and are placed near water heaters or other main water entry points in a unit/home. You also may want to ask you insurance agent for

discounts if you have a system in place.

Please familiarize yourself with the Governing Documents of the Association. This includes the Rules and Regulations.

General Notes:

1. Please be aware no fireworks are permitted on the Association property.
2. Parking is restricted to designated area only. Do not park on street or use someone else's space without preauthorization.



Here are some helpful links for your community.

Service Requests

<http://www.leadingedgecam.com/Pages/ServiceRequest.aspx>

Accounting Department

www.commonscpa.com

Florida Statutes in effect:

<http://www.flsenate.gov/Statutes/>

Pinellas County Consumer Info:

<http://www.pinellascounty.org/residents.htm>

Pinellas County Services Page:

http://www.pinellascounty.org/online_services.htm#complaint

"To provide Associations Peace of Mind"

Ben Commons
Leading Edge C.A.M.
901 North Hercules Avenue Suite A
Clearwater, Florida 33765

Ben Commons
(727) 403-0307

Accounting Office
(727) 461-9770

Leading Edge C.A.M.
Service@LeadingEdgeCAM.com