

Existing Rules from the 2025-2026 Policies and Procedures

Noise

Do not use dishwashers and disposals before 7:00 a.m. or after 10:00 p.m.

Plumbing/Drains

Use only biodegradable cleaners for drains, not sulfuric acids that will seriously damage pipes. Should drain problems persist, contact the BVT office. The cost of unplugging a clog is the responsibility of the owner unless the clog originates in the drain stack, in which case the Association is responsible. If the Association is to pay, the owner must provide the plumber's invoice stating the clog was in the drain stack.

Water damage to other units caused by appliances, water heater, running water or leaking pipes within the unit is the responsibility of the owner where the problem originated.

Water can only be shut off on the 2nd and 4th Tuesday of the month, so schedule plumbing work accordingly. The main water supply shut off valve in the unit must be replaced if the water in the building needs to be shut off. An inspection panel must be installed for access to the valve. If you have any questions, contact the Property Manager.

Repairs

Owners are responsible for all repairs within their units, including plumbing, electrical and any plumbing or electrical that feeds only into their unit such as water heater and air handler.

Appendix VII

Helpful Tips

3. Plumbing/Drains – To unclog drains, use vinegar and baking soda (75/25 mix). Put the baking soda into the drain first, then add vinegar. Run water 2-3 minutes after each use of the disposal.

New Garbage Disposal Rule added to the 2025-2026 Policies and Procedures

Garbage Disposals

Having a garbage disposal in your unit is a convenient feature, but improper use can lead to serious problems. The drain stacks built into the walls of each unit are vulnerable to clogs and damage caused by misuse. These issues can result in costly repairs that become the responsibility of the association. Following the usage rules below help prevent such damage and keep the system running smoothly.

How to Properly Use Your Garbage Disposal

1. Run cold water: Start a steady stream of cool water into the sink before turning on the disposal.
 2. Turn on the disposal first: Always power on the unit before adding any food waste.
 3. Feed food waste gradually: Avoid dumping large amounts of food at once. Add waste slowly to allow proper grinding.
 4. Flush the system: After grinding is complete, turn the disposal off and let cold water run for another minute to flush the drainpipe.
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What *Not* to Put in the Garbage Disposal

Using your disposal correctly means knowing what doesn't belong in it. The items below can damage the unit, clog the drain, and result in expensive repairs. Always dispose of the following in the trash:

Fats, Oils, and Grease (FOGs)

Never pour FOGs down the sink or disposal. Instead:

- Let them cool after cooking.
- Pour them into a lidded can or disposable container.
- Discard the container in the trash.

Fibrous Foods

Vegetables like celery, onion skins, potato peels, lettuce, broccoli, and artichokes can tangle in the blades and clog the system. Dispose of them in the trash.

Pasta and Rice

These expand with water and can create blockages. Throw them in the trash.

Coffee Grounds

They may seem harmless, but coffee grounds can collect in the drain trap and cause backups. Dispose of them in the trash.

Bones, Eggshells, and Fruit Pits

These hard items can damage the disposal and jam the motor. Always put them in the trash.