

## 7-25-2022 Fountain Repair / Status

Residents have submitted concerns about the fountain not functioning for ~ 2 weeks.

The Landscape Committee and the BOD have been coordinating getting an electrician to diagnose the issue while contacting the pond company for maintenance. That process was begun 1 day after the fountain stopped working. We sent out an electrician to check out the electrical portion but was incomplete without being able to check the fountain [pump itself]. Finally, after speaking with the fountain company over a week ago, we concluded that this was a two step process because the pump motor checked out at acceptable levels for voltage / amps.

Therefore, the first step of the repair process was to find a replacement breaker switch for a replacement. Turns out that what used to be a simple inexpensive task is not easy given the supply issues for electrical parts like many other items we experience in our daily lives.

The breaker switch is on order along with installing a heavy duty GIF. If this fix works for what was estimated to be \$500-700 then the fountain function will resume. However, the date of the breaker part(s) availability / arrival is unknown. GIF's are reported to be relatively available.

When the fountain motor / fountain display was reactivated, good practices (and maybe even code) called for a GIF to be installed simultaneously. Whenever authorization for the current motor / breaker installation was completed previously, it was done in an unsafe fashion by NOT installing a GIF. The lack of a GIF is what has likely contributed toward the malfunction we are experiencing. GIF's are specifically designed to avoid situations like this and are highly functional in avoiding collateral damage to any electrical set up. Having a GIF installed at the time of prior resolution would have likely caused only the breaker to trip but more importantly, it would have also identified if there was a breaker or voltage / amp problem to the motor.

Step two of this trouble shooting process, if after the installation of a GIF and a breaker does not resolve the current failure issue, a likely pump replacement is in order for an estimated cost of ~\$2,000. Parts availability will potentially be a challenge once again.

The recent flurry of expenses for maintenance (pool, irrigation, sod, plants, bushes, etc.) is too coincidental to be attributed to having replaced a variety of community components at the same time whose functional life has now come to an end simultaneously.

We are moving as aggressively as possible to reinstate the fountain which many have come to enjoy and appreciate.