

MEMORANDUM

DATE: OCTOBER 11, 2022

TO: 8989 HOMEOWNERS

FROM: 8989 BOARD OF DIRECTORS

SUBJECT: UNIT GARAGE DOOR MAINTENANCE BY OWNERS

The Board wants to remind everyone how important it is to schedule routine preventative maintenance to have Unit garage doors serviced at least once a year. We know garage door maintenance is not something many think about until it is too late, and the garage door becomes inoperable or damaged and needs replacement.

Section 6 of the 8989 Standards & Rules states Unit Owners are solely responsible for maintaining and, when necessary, repairing and/or replacing garage door openers, springs, bolts, wheels, locks, tracks, lights, cables, interior panel insulation, door frame, and all other parts relating to the structure and operation of the garage door.

Based on industry standards, the Unit garage door should be serviced at least once a year if no other issues arise. Service technicians help prolong the life of the garage door with preventative maintenance: lubricating areas of the door, tightening bolts and screws and adjusting spring tension. Although the door may work fine, without it, annual service will prevent issues in the future. The Board recommends retaining the garage door service records for future reference.

It is also a good idea to conduct a monthly check. Take these things into consideration when doing an overview of the garage door:

- Determine if the door can be opened manually from the outside without the opener;
- Listen for unusual noises, such as clicks or a whine when opening and closing the door;
- Ensure the door is able to completely close without issues; and
- Ensure the door does not hit or slam the ground hard.

The following are two tests residents can conduct on their own:

Check the eye's effectiveness using a broom or other long object — **not** an arm or a leg – place it under the door close to the ground as it closes. The door should reverse and open back up. If it does not, keep people and pets away from the door and consult a garage door specialist. The photo eye is the garage door mechanism that keeps children, pets, and belongings safe if they are in the way of a closing garage door. It forces the door open to prevent accidents.

Evaluate the garage door's alignment by first disconnecting the opener. The door should rise and lower manually. If opening it requires excessive force, or does not open smoothly, there may be an issue that needs to be resolved. Next, raise the garage door halfway and let go. If it moves up or down, the door is out of balance, and a service technician should be called. If all goes well, reconnect the opener after this test knowing the garage door is good to go!

We hope you find this information helpful.