

Discussion Item

Storage Unit Damage – Reimbursement

Summary: Unit owners are seeking reimbursement in the amount of \$500 for the damage mattress and box spring stored in the storage bin.

Buildium Task 1395155 was created 9.7.2021 reporting items in storage bin was wet and had mold.

During the time of inspection, maintenance staff found no evidence of water intrusion other than the wet, mattress but mentioned that since the bin contained a floor drain, it was possible the floor drain could have backed up at some point. Staff snaked the floor drain to ensure there was no blockage.

On Tue, Sep 28, 2021 at 11:06 Dodie Glaccum <dodieglaccum@gmail.com> wrote:

Hi Dana,

My husband and I rent numerous storage spaces and had a queen sized mattress and box springs stored in one of them for nine months when we were caring for my mother in law in our home. It was a set that was in a guest room and had been used infrequently. We recently got the mattress and box springs out of the storage unit to put them back into the bedroom but found that they were wet and molded. We had them protected and could see no obvious water in the unit. Upon further investigation, we found a drain in the unit that we had not realized was there when we rented the unit.

My husband, Mike, has been communicating with Guy and was told we needed to send you this information if we would like the board to consider a reimbursement of \$500 for the damage. We paid approximately \$1000 for the mattress five to six years ago and recently replaced it and the box springs at a cost of \$1100 excluding tax.

Please see attached photos of the damage as well as an advertisement of the original mattress. It is no longer available so we replaced the beautyrest with a similar Serta mattress. The life expectancy of a mattress is 10 years and this mattress would have lasted much longer because it was in the guest room.

Thank you,
LouAnne Glaccum
3632 Valley Drive

Storage Unit Bldg 522 Bin 14



12:43



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★★★★☆ Out of 2637 Reviews

🔍 ☎ 855-456-MATTRESS (6288)



MATTRESS FACTORY
Family Owned



(Shop Safe)-Info >



BEAUTYREST RECHARGE MATTRESSES



Sort



Options

**SORRY, THERE ARE CURRENTLY
NO PRODUCTS IN THIS
CATEGORY.**

Dana Cross

From: Dodie Glaccum <[REDACTED]>
Sent: Tuesday, September 28, 2021 11:09 AM
To: Dana Cross
Subject: Re: Storage Unit Damage

Sorry Dana. I keep hitting the send button and not the attachment button.



12:43



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MATTRESS FACTORY
Family Owned



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BEAUTYREST RECHARGE MATTRESSES



11 Aug 2020
DATE

(Office use only) Received: ____ / ____ / ____ Check # _____ Amount: _____

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION

STORAGE SPACE INDEMNIFICATION AND WAIVER

I, _____, hereby acknowledge that I am an owner or resident of a unit at Parkfairfax Condominium and, pursuant to Policy Resolution No. Twelve, duly adopted by the Board of Directors of the Parkfairfax Condominium Unit Owners Association, have been assigned an Additional Reserved Common Element Storage Space, or a Bicycle common Element Storage Space.

I further acknowledge that I have read Policy Resolution No. Twelve and agree that I, and all persons using the storage space assigned to me, shall comply with and be bound by all terms of Policy Resolution No. Twelve and any and all Rules and Regulations duly adopted by the Board of Directors relating to said storage space.

I further acknowledge that I have been advised that the Association, all members of the Board of Directors, and any and all agents of the Association, hereby disclaim any and all implied warranties with respect to the storage space; that no express warranties are made with respect to said storage space unless contained herein in writing; and that no representations have been made regarding the condition of said storage space, other than those representations contained in Policy Resolution No. Twelve.

I acknowledge that neither the Association, all members of the Board of Directors, any and all agents of the Association, nor any unit owner are not considered to be a bailee of any personal property stored in said storage space, under any circumstance, and I acknowledge that neither the Association, all members of the Board of Directors, any and all agents of the Association, nor any unit owner is responsible for the security of such personal property while in said storage space. I agree to indemnify and hold harmless the Association, all members of the Board of Directors, any and all agents of the Association, and any unit owner for any loss or damage to personal property stored in said storage space, whether or not due to negligence.

I further agree to indemnify and hold harmless the Association, all members of the Board of Directors, and any and all agents of the Association in the event of any injury, accident, illness or damage in connection with the use of any storage space.

This indemnification and waiver remains in effect for as long as I have assigned to me any Additional Reserved Common Element Storage Space pursuant to Policy Resolution No. Twelve.

Date

Signature

Unit Address

Printed Name