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**Subject:** Homeowners Association Tip of the Week - Risk Associations May Face With Ignoring Mold Infestation

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ATTORNEYS AT LAW

A recent Maricopa County case underscores the risk associations may face if they ignore mold infestation. A Scottsdale woman sued her apartment complex claiming that the building was contaminated with several types of toxic molds due to improper maintenance. The woman, who worked from home, suffered serious health problems, including permanent hair loss and a neuro-cognitive disorder affecting her ability to perform simple tasks. The experts for the apartment complex argued that mold contamination could not have caused injuries of this nature. The jury disagreed and awarded the woman \$3.3 million.

The lesson here is clear. Associations should take preventive steps to avoid mold contamination. If there is any sign of water intrusion, an association should waste no time in contacting a qualified specialist to determine the extent and nature of the problem, as well as a qualified attorney to assess the extent of the association's liability for the clean-up and any related insurance coverage issues. Acting swiftly at the first sign of water intrusion could go a long way in reducing the risk of harm to homeowners and association property due to mold infestation.

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