

Chimney Response Required

From: SPM (seprma@verizon.net)

To: seprma@verizon.net

Date: Tuesday, January 8, 2019, 1:17 PM EST

In December, every Northface owner was sent a packet of reminders and information regarding the Northface Resort Condominiums.

One of the sheets in the packet was a pink paper regarding the use of stoves/fireplaces and the cleaning of chimneys, flues & fireplaces. Each owner was to complete and return the bottom section of this pink sheet by 1/3/19. If no response was received, the notice stated that the Association would authorize the Chimney Man cleaning service to enter your unit/inspect & clean the stovepipe/fireplace flue & you would be charged accordingly.

Because of the recent holidays, the responses have been very slow and possibly overlooked. We are attaching another copy of the notice for your completion & return; and have extended the response deadline to 1/11/19. After that, any unit still not having responded should expect a charge to be forthcoming.

We thank you, in advance, for your prompt attention to this matter.

Regards,

Karen A. Bellucci

Managing Agent

Northface Resort Condominiums

KAB/ld



Scan0508.pdf
964.9kB

NORTHFACE RESORT CONDOMINIUM ASSOCIATION

C/o Selective Property Management
P.O. Box 299, Greenville, Rhode Island 02828-0299
Telephone (401) 231-8588 Email – seprma@verizon.net

December 18, 2018

Dear Northface Resort Unit Owner:

Recently, the Association received a proposal from The Chimney Man chimney cleaning service. This is the firm that has been cleaning the Northface Resort chimneys/flues for a number of years.

In the past, The Chimney Man was contracted to inspect & clean the 8 chimneys/flues that service the woodstoves in Buildings 1-4 at the Association's expense. If an owner wanted their stove, stovepipe, or fireplace chimney inspected, either The Chimney Man or Steve Richardson would do it for the unit owner at the unit owner's expense.

For safety reasons and insurance purposes, The Chimney Man can no longer certify that stoves in units can be used unless the stove/stovepipes have been cleaned by them, exclusively.

The Chimney Man is offering to inspect and clean the Northface chimneys/flues at the same rate that he has always charged; and he is offering a group rate to unit owners to inspect and clean the stove & stovepipe and/or fireplace in every unit which is a unit owner responsibility. This way, he can certify whether a stove and/or chimney/flue can be used or not and provide a report of what may be needed if a stove and/or fireplace cannot be used.

The Board has approved the Chimney Man's proposal for both the common area chimneys and the inspections/cleanings of the stoves/fireplaces in every unit. This mandate is being passed because "one person's neglect could have serious and catastrophic consequences for everyone else in their building".....

The Association will bear the expense of the common area chimney inspections/cleanings; but since the unit owner is responsible for the maintenance and cleaning of their stove, stovepipe, fireplace, etc, the cost of the inspection and cleaning by The Chimney Man is to be passed onto each unit owner. The cost to be passed on is in the range of \$95 which includes a fee for E. G. Chandler Company to coordinate and accompany the Chimney Man into each of the 44 units for an inspection. However, if a unit owner has had their stove/stovepipe professionally inspected/cleaned in 2018, they do not need to have another inspection done, IF, they provide a copy of the inspection report/company receipt showing date it was done. This can be either emailed or faxed to SPM. If a unit does not have a woodstove or fireplace, it will be noted on the report received from the Chimney Man/E.G. Chandler.

As soon as the inspections/cleanings are completed, we will notify each owner of the fee for their unit and the results found in the inspection. If there are any issues found, we have also asked The Chimney Man to provide proposals for the repairs that may be needed.

We have also asked E. G. Chandler to let us know in advance as to when this project is scheduled so we can let every know.

Regards,

Karen A. Bellucci
Managing Agent
Northface Resort Condominiums

Kab/b

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ATTENTION – RESPONSE REQUIRED

Historically, to conform to master insurance requirements for the Northface Resort Condominiums Association, a chimney cleaning company, *The Chimney Man*, is retained to clean and inspect the chimneys on the buildings; and if a unit owner wanted their stove, stovepipe, or fireplace chimney inspected and cleaned, either the chimney cleaning company or Steve Richardson would do it at the unit owner's expense. For safety reasons and insurance purposes, The Chimney Man can no longer certify that stoves and fireplaces in units can be used unless the stove/stovepipe/fireplaces have been cleaned by them, exclusively.

The Chimney Man is offering to inspect and clean the Northface chimneys/flues at the same rate that he has always charged; and he is offering a group rate to unit owners to inspect and clean the stove & stovepipe and/or fireplace in every unit. This way, he can certify whether a stove and/or chimney/flue can be used or not and provide a report of what may be needed if a stove and/or fireplace cannot be used.

The Board has approved the Chimney Man's proposal for both the common area chimneys and the stoves/fireplaces in every unit. This mandate is being passed because *"one person's neglect could have serious and catastrophic consequences for everyone else in their building"*

The Association will bear, as always, the expense of the common area chimney inspections/cleanings; but since the unit owner is responsible for the maintenance and cleaning of their stove, stovepipe, fireplace, etc, the cost of the inspection and cleaning by The Chimney Man is to be passed onto each unit owner. This rate is in the range of \$95 per unit, which includes a fee for E. G. Chandler Company to coordinate and accompany the Chimney Man into each of the 44 units for an inspection.

Because the Northface Resort Condominium Association must keep a record of this work, when it was done, and the results of the inspections, you must complete and return the bottom portion of this notice to Selective Property Management **asap**. If we do not hear from you by **1/03/19**, the stove/stovepipe/fireplace in your unit will automatically be inspected and cleaned and the cost(s) associated with this work will be added to your account with the Association.

Following the inspections/cleanings, we will notify each owner of the results found in the inspection; and the recommendations The Chimney Man has been asked to give with regard to repairs needed.

Thanks for your understanding and for your quick response.

Board of Directors
Northface Resort Condominiums

BoD-NFRCA/ab

Unit Number _____ **Unit Owner** _____

_____ I do not have a stove or fireplace in my unit

_____ I have had the stove/stovepipe/fireplace in my unit professionally cleaned **within the past six months**; & a copy of the paid receipt is attached to this form.

_____ I want my stove/stovepipe/fireplace inspected and cleaned (\$95).

Signed _____ Date _____

Please return to: Selective Property Management, PO Box 299, Greenville, RI 02828-0299 **by 1/03/19**