



Old Colony Townhouse Condominium Trust

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TO: All Unit Owners and Residents
FROM: Old Colony Board of Trustees
DATE: August 18, 2012
RE: **Insurance Mandates and Recommendations!!!**

Please read the following matters as they relate to the insurance of the property. Your prompt attention is urged and requested.

1. Our insurance company, Arbella, citing the National Fire Protection Safety Board recommendations and State of MA Fire Marshall, **has mandated to Old Colony that all Liquid Propane Gas (LPG) Grills be removed from the decks for grilling and storage purposes and be used 10 ft away from the building.**

For those units that have a deck/patio ground level, we will be making a pad further from the building for the grill to be stored and used on. We have been given **30 days to comply** with this requirement in order for us to remain in compliance with our insurance policy. Failure to comply would mean a loss of coverage available to us if a fire were to occur due to a grill fire. The mandate further outlines that Electric grills will have the same requirement, when in use. Our landscape contractor Old Thyme Shoppe, will be placing patio blocks on the common area grounds immediately across from the rear walkway of your unit within the next couple of weeks. This is where the grills will be permanently moved to. Our contractor will also take care of moving the grills (from the decks or adjacent areas) to the new grill pad area (6 sq ft) for each unit. Residents should be sure that their individual deck stairs/pathways etc remain clear of obstruction (plants, rugs, mats etc) for this to occur in the next couple of weeks. We will also be putting a small hook on the concrete block for residents that want to secure their grill with a lock (lock will be at unit owner's expense). The grill pads are being done for units that currently have a grill. If an owner is anticipating purchasing a grill that doesn't currently have one, please notify the board as soon as possible.

As this requirement will be putting the grills on the common areas, **all residents need to be acutely aware of the following:**

A. Children need to be accompanied by an adult at all times in the rear of the complex, as the grills will be very close to common area walkways and could be a hazard.

B. All Residents cannot leave their grill unattended when in use.

2. As an advisory recommendation, the insurance company has also suggested **that all unit owners check their washing machine hoses to be sure that only stainless steel braided hoses (burst proof/burst resistant) are in use, as they are the least likely to have a probability of failure.**

3. Dryer Vents – **All unit owners/residents need to be routinely cleaning and maintaining their dryer vents from both the inside dryer duct and outside dryer vent in order to prevent lint from building up and causing a fire or improper drying in your dryer.**

If you should have any questions or would like further explanation or discussion, please contact us. Thank you for your prompt attention to this matter