

Barbeques – During the past five years there have been at least 150 fires which have been started by barbeques in Condominium and Apartment communities. International Fire Code “prohibits the use and operation of barbeques (propane, natural gas, charcoal, hibachi’s or any open flame cooking device) on combustible decks and balconies of apartments and condominiums or within ten feet of any combustible construction” (308.3.1 – 2006 International Fire Code and the National Fire Protection Agency section 10.11.7)

The Association insurance company has just completed a risk assessment report on us and also advised that we need to inform all residents of this fire code and ask all of you to comply with the above.

Along those same lines, the Board, at the most recent board meeting, has passed a rule which will ban all ~~in-ground~~ open fire pit use effective immediately. The consequences of a live spark being blown into the unit next door could be catastrophic. With the first report of a resident being observed using such as open pit device, a warning letter will be sent. The second such report would include a hearing in front of the Board of Directors and possible assessments of fines beginning at \$100.

Our first concern has to be for the safety of our owners and their property.

Assessments – With the economy such as it is, we have begun to experience more delinquencies than ever before. We have been notified of foreclosures and bankruptcies of our owners which means we are experiencing negative cash flow in the payment of our roof loan. WE have taken steps to restructure the loan for the purpose of lowering our monthly payments. But this may not be enough. The 2010 budget may have to increase dues in order to cover the delinquencies we are suffering now. It will be a last resort but feel it prudent to advise you now rather than waiting until the end of the year to say ~~Oops~~, your dues are going up. At this time, we cannot assess what the increase might be but just to advise that it could be a possibility

The Board has also committed to ~~either~~ updating a reserve study to determine the long term needs of the association ~~or of putting together~~ **and updating a our** priority list of needs and obtaining costs for each project so we can **continue to** make informed decisions when spending your money.

Board Members - We urge everyone to be involved with your association. If you would like to get involved or would be interested in filling a position on the board, plan to attend the next meeting of the Board.

The meetings are the third Thursday of the month, 5:30 p.m. in the Roxborough Park Clubhouse, **Board Room**.

