

To: Home owners in LaSalles Woods

From: Board of Directors (BOD) of LaSalles Woods (LW)

Date: January 28, 2015

The BOD is concerned for all owners/ renters of LW. On Sunday, January 18 at approximately 4 pm, a dryer vent fire occurred in building 13. Fortunately, this building is equipped with a sprinkler system installed following a previous flue fire that devastated the building. Fire equipment was dispatched and owner fire extinguishers were consumed to completely extinguish this fire. Thankfully, the home owners were awake, at home, and aware enough to deal with this potentially devastating issue. However, we cannot depend on owner awareness in the future. There has never been a vent cleaning by the Home Owners Association (HOA) to anyone's knowledge and we do not know how many permanent residents subscribe to regular cleaning.

As a consequence of this fire, the BOD is requiring that all units in LW have an initial dryer vent cleaning. This will not be negotiable. We will be starting with building 13 because of its design and possible vent issues. In the coming weeks, a schedule will be instituted so that you will be aware of the day for cleaning your dryer vent. The cost (\$35 for units in building 13, \$45 for all other buildings) will be added to your second quarter dues. If this cost seems unnecessary, consider the cost of replacing a building, the contents, and possibly lives. If vent design is poor, we will adjust the vent to minimize the potential for blockage by lint and the HOA will absorb this cost. This cleaning could become an annual occurrence, just as flue cleaning and winter inspection have become. However, we will take measures to assess the buildup of the current worst case vents and then reassess them next year before we see a need to make it an annual event.

Thank you for understanding the gravity of this problem. I hope you appreciate the attention we have taken to keep this community as safe as possible with a minimum of cost and intrusion.

Sincerely,

John Bernstein

President of the Board for LaSalles Woods HOA