

MEMORANDUM

TO: Unit Owners at The Garrison Condominiums

FROM: S.S. Maguire Management

DATE: February 15, 2018

RE: **ATTENTION! ATTENTION!** Washing Machine hose replacement and Dryer Venting

To All Owners:

This letter is to alert you to a significant issue impacting safety and risk of damage to your unit at The Garrison Condos which has come to the attention of the Board. We would like to provide you with an opportunity to rectify this issue at a discounted cost.

Back in the Fall of 2015, Management did an interior inspection of every unit reviewing the electrical panels, washing machine hoses, dryer venting, proper attic insulation and many other observations. A letter was mailed to every owner providing insight on what was observed along with recommendations on how to have these issues corrected. In many cases over the past three years, some of you have taken this information and have made improvements and changes to make your unit safe, brought venting up to code, and added insulation to reduce heat loss and minimizing potential ice dams. However, during the past three years, the Association has also experienced insurance claims due to washing machine hoses and related equipment to the washing machine bursting and creating a lot of damage to the unit. Not only does this create some concern from the master insurance carrier, but it also creates enormous concern from the Board and neighbors that have rubber hoses due to the potential of them bursting. I'm sure nobody wants water gushing out of the faucet while you are not at home which not only would affect your unit but could potentially affect multiple units since most units are attached and a major loss factor and inconvenience. These damages could have been avoided if action took place based on what was communicated so we are taking the opportunity to begin to make these changes.

At each Annual Owners Annual meeting, we discuss the observations made back in the Fall of 2015 and concerns over unit owners who still have these rubber hoses in place and how it affects the master insurance policy as well as the concern of the potential damages that can occur if they burst. In addition to that concern, we also are aware that many residents have the old "slinky silver-like" piping for the dryer. The "slinky silver-like" piping is out of code and should be replaced with hard piping. Not only would the hard piping bring you up to code but will make your drying time better and more efficient.

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The Board of Directors has developed a program at a discounted rate to assist all unit owners that currently have rubber hoses and slinky silver-like piping that may be beneficial to you. **The Board has agreed to allow Northern Edge Construction to come to the property on Monday, March 5th, and Tuesday, March 6th** and assist in addressing these issues at your expense to have these hoses replaced and evaluate your piping for the dryer. The contractor would replace your rubber hose with a steel braided hose and discard the rubber hose. They would also evaluate your dryer vent piping and provide you an estimate to have it replaced with hard piping (estimate would be provided at a future date). The hourly cost to replace the rubber hose with a steel braided hose would be based on how many people participate in this program but would be pro-rated based on the number of participants. For example, if 10 people sign up to have their hoses replaced at the contractor's rate of \$50/hour, then you would pay the pro-ration rate per hour plus the cost of the material (we expect the cost to range between \$75-\$100 at most per unit). For those who participate in this program the contractor would also assist in evaluating your current dryer piping and if you decide will put together an estimate to have it replaced with the hard piping.

So, in order for us to determine who plans to participate in this program, we ask that you email me at steve@maguiremanagement.com **no later than March 1st, 2018** so we can properly prepare the contractor on the number of units requesting this work and allow them to purchase the requested number of hoses. The contractor will require payment the day the work is performed so please be aware of that. The Association is only providing the coordination of this program and not paying for the work performed. You will be required to be home when this work is performed in order to allow access. However, when you sign up you can select which date (of the two being offered) you would want to be serviced). We will provide you the exact date and time the week of February 26th.

Thank you for your attention to this matter!