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MANDATORY DRYER VENT CLEANING

TO: CLARKSBURG CONDOMINIUM II UNIT OWNERS

FROM: SHIREEN AMBUSH, PCAM
PROPERTY MANAGER

A handwritten signature in black ink, appearing to read 'S.A.' or similar initials.

DATE: JUNE 1, 2018

The Board of Directors met recently at which time they discussed the need for mandatory dryer vent cleaning for all units due to the potential fire hazard caused by clogged dryer vents.

The Board intends to formally adopt a new policy that requires all unit owners to clean their dryer vents once every 5 years. This proposed policy will be considered at the next Board meeting that will be held on Wednesday, July 11, 2018 at 6:00 pm in the Clarksburg HOA Clubhouse located at 12901 Sugarloaf Chapel Drive, Clarksburg, MD. The Board will vote on formal adoption of this new policy after hearing comments from unit owners at the upcoming meeting. If this new policy is adopted by the Board, the final, approved policy will be mailed to all unit owners soon after the July 11, 2018 Board meeting and all unit owners will be required to have their dryer vents cleaned by a company licensed to perform such service **on or before September 30, 2018.**

A group discount rate for the dryer vent cleaning has been negotiated with Heart National and their proposal is enclosed for your review. You may contract with either this company or any other company of your choice provided that they are licensed and insured for this type of service.

Clogged dryer vents can pose a serious safety hazard for the entire building which is the reason why the dryer vent cleaning is mandatory. When a dryer cannot vent properly due to lint, bird nest material, etc.. clogging the vent, it can cause the dryer motor to overheat which could lead to a FIRE! Those owners who do not comply with the mandatory dryer vent cleaning will be reported to the Fire Marshall's Office and will also be subject to further enforcement action being taken by the Board of Directors which we certainly hope can be avoided. On behalf of the Board of Directors, I thank you for your cooperation and compliance in this matter. As always, if you have any questions regarding the proposed policy, please feel free to contact me directly at 301-468-8919 or via email at sambush@abarisrealty.com