

# **The Meadows at Timberhill Owner's Association**

## **Notice – potential internal maintenance issues**

January 10, 2011

The Board of Directors of the Meadows at Timberhill Owner's Association (HOA) is notifying all owners of several potential maintenance issues which have been brought to the attention of the Board by some owners. The intent of this notice is only to INFORM owners of potential property damage; the HOA is not responsible for repair or remediation of any of these potential maintenance issues.

### **ROOF-VENTED DRYER EXHAUST VENTS**

Most, but not all, dryer venting is ducted to the outside vertically through an exhaust vent mounted on the roof. During construction the building contractor neglected to remove screening from the face of the roof vent. The screen caused dryer lint to back up and plug the dryer exhaust duct.

For at least one owner, the result was that warm moist air backed up in their laundry room causing an estimated \$3,500 in damage from mould and moisture.

**ACTION THE HOA HAS TAKEN** – The roof vents have been inspected and the screens blocking all the vents appear to have been removed. However, the dryer ducts on some units may be potentially blocked by an accumulation of lint.

**RECOMMENDED ACTION FOR OWNERS** – It is recommended that owners have their dryer venting and ducts inspected for accumulated lint and blockage and clean out the exhaust ducting. It is also advisable that other ducting, such as from bathroom and laundry room exhaust fans, be inspected as well for proper installation.

\* The HOA is NOT responsible for maintenance, repair or remediation of ANY defects in materials or installation located INSIDE any property unit. \*