

**Snowcrest Condominium Unit Owner Association, Inc.**  
**September 14, 2014**

---

Dear Snowcrest Homeowners:

An Electronic Board Meeting was held beginning on September 10, 2014 to take action regarding the fireplace situation. The Minutes of that meeting are attached. The Board unanimously passed the following motion:

Effective immediately, wood or other materials may not be burned in the fireplaces.

Homeowners have the following options;

1. Make necessary repairs to the fireplace. Said work must be performed by a certified chimney sweep. The Homeowner shall be responsible for all costs.
2. Cap the fireplace and not use it.
3. Install an electric fireplace. The Homeowner shall be responsible for all costs.

Homeowners may obtain a chimney inspection by a certified chimney sweep at their own expense. However, I would strongly suggest that before they incur the expense of another opinion, they review what a Level 3 inspection involves that was completed by Mark Thomas. Go to <http://www.guardianchimneysweep.net/levels-of-inspection/>

I do not believe that a reputable chimney sweep would find anything different.

If you choose to install an electric fireplace the cost may be \$100-\$300 depending on the type of fireplace and type of installation selected. Homeowners will receive a credit of approximately \$85 if they cap the fireplace. **PLEASE NOTE! We have been informed that for some odd reason, we now need approval from Superior (the firebox maker) to install an electric insert. Please contact Greg Elbon.**

It is unfortunate that this action had to be taken, but the primary concerns of the Board must be the integrity of the building and the safety of its occupants.

David Roach, President  
Snowcrest HOA