

Highlands Fireplace Notice

October 17, 2014

In past years, to ensure that The Highland's fireplaces were safe and fit for use, the HOA has paid to have them inspected. The HOA will no longer be providing this service. As such, any owner intending to use their fireplace for burning must obtain an inspection and submit a copy of the inspection to the HOA prior to burning.

For the safety of the Highlands and in consideration of our residents, the board has agreed, on a trial basis, to the following fireplace burn policy:

- Any owner wishing to use their fireplace must have a current inspection (not more than two years old) on file with the HOA.
- Owners meeting the inspection requirement may burn either small quantities of aged / seasoned cordwood such as bundles available at BiMart and super markets or presto logs.
- Highlands fireplaces were designed to add ambiance. They are not suitable for use as a primary heat source. As such, fires should be small in size and modest in duration.
- Burning paper in Highlands fireplaces is not permitted. Burning of wet or green wood is also not permitted.
- Residents should abide by Lane Regional Air Protection Agency's (LARPA) no burn alerts. See www.larpa.org for more Information.
- Fines will be assessed for unauthorized burning. \$100 for the first offence. \$200 for subsequent.
- To avoid pest and dry rot issues, wood may not be stored on decks, in common areas, or carports.

The burn policy is not intended to be punitive or overly burdensome. It is intended to ensure the safety and continued enjoyment of our property and the health and safety of our unit owners.

The most recent HOA provided inspections are set to expire this burn season. As such, if you want to use your fireplace this season, you will need to provide the HOA with proof of inspection.

Midgley's Chimney Sweep and Repair (541) 343-1131, has provided the HOA with good service in the past. One homeowner recently obtained an inspection from Midgley's at the cost of \$85. Based on our experience, this is a very good price. Once obtained, you can file inspections with the HOA via email at highlands97405@gmail.com or by US mail: 440 Stonewood Dr.; Eugene, OR 97405.

NO BURN LIST

Lastly on the subject, previous fireplace inspections identified 23 Highlands units with fireplaces in need of repair. These 23 units pose a known hazard to the Association and may not burn until necessary repairs have been made and current inspections obtained and filed with the HOA. The following units are on the No Burn List.

101, 122, 127, 138, 142, 156, 204, 205, 206, 209, 213, 215, 217, 220, 304, 308, 311, 402, 409, 410, 420 & 425.