



Northside Homeowners Association

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Chelseacovenorthside.com

Important – New policy for BBQ Grills

Dear homeowners,

July 29, 2022

Upon renewal of the insurance policy this month, North Side's insurance carrier advised of a new underwriting requirement. This means, in order for North Side to keep its insurance, we have to comply with their requirement. This requirement came as a surprise to all of us, and a negative one at that. Please understand, the Board has done everything they can, including shopping for alternative insurance, to try and avoid this. However, after exhausting all options, we are left to comply and enforce a new grill policy for all residents of North Side HOA.

Effective August 18th, 2022, all propane grills must be removed from decks and placed on the lower patios. If you wish to use your propane grill, the grill must be moved 10 feet away (into the grass). The Board has decided to allow charcoal grills on the property now, and they will be permitted to be stored on patios as well. However, the insurance company requires that charcoal grills be used at least 25 feet away from the deck/building structures. Electric grills are permitted on decks and patios and do not have to be moved.

North Side's bulk dumpster is scheduled for August 18th if anyone wants to dispose of their grill. We understand that this is a huge inconvenience but we have no choice at this point. In order for North Side to remain insured, all insurance carriers are requiring that bbq grills be off of decks and used 10/25 feet away from the building and deck structure. This is a NYS fire code and is now being enforced by all insurance carriers.

Failure to comply with this requirement can result in cancelation of the master policy which will put the entire property at risk. Therefore, anyone found to have a propane or charcoal grill on their deck, or found to be using a propane or charcoal grill within 10/25 feet of the building or deck structure will receive a fine of no less than \$100.00 without prior warning. In addition, if a fire is caused by use of a bbq grill, the insurance policy will not cover it and the homeowner will be responsible for any and all damages to the building. The insurance carrier can do site inspections any time so it is imperative that everyone complies with this policy. An inspection will be done on August 19, 2022 to ensure that all bbq grills have been moved to the lower patios. If you do not have a lower concrete patio, you may store your grill to the direct side of your deck. If you do not have 10/25 feet in the back of your unit to use your grill, unfortunately, you will not be permitted to use a propane/charcoal grill.

If anyone has questions about this policy, please do not hesitate to ask. We understand that this will be a big adjustment for everyone and we appreciate your cooperation.

On behalf of the Board of Directors,

Valerie Fairhurst & Russell Teamer

Changepoint Property Management