May 6th, 2020

As per our earlier email the community BBQ is not working. We cannot have the handyman out until the Covid 19 Phase 2 reopening so that will most likely happen sometime after June 1st.

We are not opening the umbrella or bringing out the patio cushions. If you want to do that yourself the cushions can be found in room “K”. Please replace them when you are done. No sanitation of these elements has been completed. Use at your own risk.

Last year we added padlocks to some elements. That will be modified again this year. We will be installing a hatch lock on the BBQ and a new back up propane tank will also be stored inside the BBQ. Your building key opens these padlocks. It is your responsibility to report low propane. The Board Members will no longer be refilling the tanks so once the propane is gone the refill will be at the convenience of the handyman Monday – Friday.

**Noise.** With the anticipated change in weather we fully expect that resident windows will now be open. Please remember voices, televisions and music reverberate on the siding and the neighboring buildings. **QUIET HOURS** will be strictly enforced, especially in all the COMMON AREAS. This includes the lobbies, gym, lounge, courtyard, patio, and BBQ areas. **QUIET HOURS BEGIN AT 10 PM**. All residents are responsible for themselves, their guests and any vendors they have hired.

* Although there is no rule prohibiting music in the courtyard please remember that half the building’s bedroom windows face the courtyard. From 8 am to 10 pm keep the music low. **All music is to be turned off at 10 PM.**
* Avoid talking to people who are on the street level from your balconies.
* Avoid the use of cordless and cellular phones on the balconies and patios.

**Odors.** This applies to both smoking (of all kinds), BBQs and Garbage. All these odors can drift into other units and embed itself into curtains, carpeting, and clothing. Be a good neighbor and consider how your actions may affect others.

* We will not prohibit the use of BBQ’s on your decks/patios but please keep in mind that not everyone enjoys the odors associated with grilling or smoking. Give your neighbor a break and do not BBQ every day.
* Smokers are asked to not smoke on your decks/patios.
* Garbage and food waste cannot be stored on the decks and patios. Dispose of your trash/food waste timely.
* **No Smoking in the common areas, indoor and outdoor.**

As a reminder for the use of the BBQ and common amenities.

Private events must be booked with the board and comply with the Covid 19 Re-opening stages.

Phase 1 – No gatherings

Phase 2 – 5 people (Hopefully June 1st.)

Phase 3 – No more than 50 people

Phase 4 – 50 or greater people

Resident is responsible for cleanup.

Resident is responsible for cleaning the BBQ and amenity (room/patio) after each use, including removal of trash/recycle.

Resident is responsible for any damages that occur during event.

To clean the cooking grate before or after grilling, burn off any residue by simply turning the grill on high until the smoke stops, then brush the cooking grates with a brass wire grill brush.

Remember to **TURN OFF THE PROPANE** for safety and to ensure the next resident will be able to utilize the grill; return after the grill has cooled to replace the cover.

If there is an uncontrollable release of gas or a fire, call the fire department immediately.

When not in use, grill burner controls should be turned off and the cylinder valve closed. (NOTE:  Valves should be turned clockwise to close.)