

August 8, 2014

Dear Harborside Owners,

Fire Alarm Incident

As many of you are aware, we had another fire alarm incident the evening of August 2nd, 2014. The building fire alarm for C Building was set off, 911 was called and Marblehead Fire Department's finest responded...including Fire Chief, Jason Gilliland. Thankfully, the alarm was set off by nothing more than too much cooking smoke, and the fire department quickly gave us the all clear.

However, given our history, it is a good time to remind everyone to double check the smoke and CO2 alarms in their individual units to make sure they are operational. Additionally, it is very important that Lesley Management has current copies of your house keys to put into the Fire Department "Knox" Lock Box on the property. If you rent your unit, we ask you to forward this letter to your tenants.

Fire Safety Inspection

As a result of this fire alarm, the Trustees are meeting with Fire Captain Mike Porter to review several areas of fire safety here at Harborside. Captain Porter will be meeting with two of the Trustees on August 11th to go over some of the fire safety concerns we all share. He will be looking over all of Harborside property, so you may see us out on your decks and in the stairways and other common areas. We will be working together to formulate a plan as to how to go forward to make Harborside as safe as possible.

New Rule Regarding Grills

In the past two weeks, several issues have come to the Trustees' attention that will require additional action on our part, as well as yours.

The first action concerns open-fire grills on any balcony or deck.

We recently received correspondence from Travelers through Mark Bettencourt asking about certain fire preventative measures we are taking or considering. Travelers is beginning their review process to determine if they will renew our Master Policy. One of their concerns involves open fire grills on decks and balconies.

In December, 2012, the Risk Control section of Travelers sent a representative to inspect Harborside and identify potential exposures to loss at our property. That inspection resulted in three recommendations:

1. Sprinkler systems for the buildings,
2. Self-closing fire-rated doors for all doors opening into common hallways, and

3. No open fire grills on any balconies or decks, under any overhangs or within 10 feet of any structure.

We have begun to address the first two recommendations in part, but not the open fire grill exposure. Travelers has stated that there should be no open fire gas grills or charcoal grills on any balcony, deck, under overhangs or within 10 feet of a structure, as per the Uniform Fire Code. And, they have requested a copy of a statement from the Trustees reiterating this requirement to owners. Additionally, they are requiring the Trustees do a physical walk around the property to ensure there are no gas grills on the decks and balconies.

Some homeowners have noted that their piped in natural gas grills have been considered previously as “grandfathered”. However, the Trustees are looking at the fire code and the Travelers fire risk reduction recommendations and have concluded that we must fully comply with current fire code restrictions with respect to grills.

Accordingly, the Trustees have amended the rules and regulations to come into compliance with the written request of Travelers and with the Uniform Fire Code, Chapter 10.11.7, which reads as follows:

“For other than one- and two-family dwellings, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft (3 m) of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted.”

The new B7 rule for Harborside Rules and Regulations reads as follows:

B7. Cooking equipment, such as grills, may be used on decks, patios, balconies and lawn areas subject to applicable fire regulations, which are summarized as follows. Piped in natural gas grills, Liquefied Petroleum Gas (LPG, including propane) grills and charcoal grills are not permitted on any deck, patio or balcony above ground level, but may be used on Common Area pavement or lawns as long as they are used at least 10 feet from any structure and not under an overhang. LPG and propane tanks are prohibited from being kept or stored within any Unit or Common Area or Facility or on any deck above the first floor. Electrical grills are permitted on all decks, patios and lawn areas, provided they are unplugged when not in use.

Pursuant to this amendment of Rule B7, as of September 2, 2014, no open flame grill, whether charcoal, propane or natural gas fueled grill, will be permitted on any deck or balcony. For those who are on a ground floor, you may use an open flame grill only if it is not used under any overhangs and if it is 10 feet away from any structure.

Electric grills are permitted throughout the property, but they may not be plugged in when not in use.

The Trustees will be hiring Bartlett & Steadman to permanently cap all gas lines that provided natural gas to the grills no longer permitted by this new rule after September 2, 2014.

Emergency Egresses

In addition, all emergency egresses must remain clear. There are several areas where furniture, containerized plantings and grills are impeding a common egress across an "exclusive use" deck or stairway. Please correct these unsafe conditions as soon as possible. Management will be conducting periodic inspections of the egresses. If you are unsure of egress requirements, please contact Lesley Management or a Trustee.

Fire Monitoring System

Additionally, the Trustees are looking at having all buildings monitored through a central calling system for fire alarms. B Building has this in place now, as was mandated by the Marblehead Fire Department, but we are looking at doing the same for all other buildings. Many of us are not here in the winter months, and a monitoring system is one more step in protecting all our homes. Ironically, it wasn't a homeowner who called 911 when the C Building alarm went off the other night. It appeared to be someone who was walking along Lee Street who heard the alarm and offered to call. Time is of the essence when looking at fire control and suppression, so the Trustees will be looking toward the 2015 budget to make sure all buildings are monitored 24/7.

The Trustees have an obligation to ensure the safety for all of Harborside. We are working diligently to ensure that Harborside does not suffer another loss from fire or any other means. We are aware and sympathetic that for some of you this may be an inconvenience, and we appreciate your understanding and cooperation. But in the grand scheme of things, it makes us all more secure and confident that our homes are protected.

Thank you again for your cooperation and understanding,

The Trustees
Harborside Condominium Trust