

## Northface Resort Woodstove Chimney Update & Zoom Link

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From: melissa . (melissa@fgpm.com)

To: melissa@fgpm.com

Date: Friday, March 4, 2022, 02:46 PM EST

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Hi everyone,

We wanted to give you an update on the wood stove issues at Northface.

Lisa, Bob and Ben met with the engineers on Monday. The meeting clarified some of our questions that we discussed in our last update. As it currently stands, there are issues not only with the common flues in Building 2 & 3, but also the clearances of the stove pipes to the brick walls, the ventilation of the brick walls behind the stoves and clearance and structural issues with some stoves.

The last three issues also effect Buildings 1 & 4. As a reminder, **Building 1 & 4 stoves should not be used unless you have completely corrected the issues listed for each unit by Safety Sweep. This is especially true if you have pipe or stove clearance issues. Photos and documentation showing the correction should be sent to Forest Glen.**

In all buildings, the hearth back walls were not built with adequate ventilation. This causes the area behind the brick to overheat and over time makes them more susceptible to heat ignition. This is a fire hazard called pyrolysis.

From our meeting on Monday, we developed a list of two potentially more cost-effective alternatives to correct the flue issues versus the recommendation to demolish and rebuild the chimneys. Today, the engineer met with a large masonry company to review these options. Lisa & Ben also attended. We now have 3 options.

Within a month, we will need to perform selective demo on the back hearth walls of 1 or 2 units. The mason will patch the demo area. We need two volunteers from B2 and 3 for this. This will enable us to determine the feasibility of the 3 potential options that we currently have.

In addition to the issues listed above, there may be additional corrections that owners need to make to your appliances and its surroundings inside your unit. The engineers will be adding more detail to their report regarding this and the 3 potential options. Once we receive this, we will be forwarding to all of you. Ultimately, there will be an owner's special meeting to make final decisions.

We acknowledge that this has taken a lot of time. There are a lot of moving parts to this situation. The "easy" solution of tearing down and replacing chimneys would lead to a large assessment. It is our goal to find a solution(s) that is cost effective while protecting the buildings and their occupants and meeting fire codes.

We will be happy to answer more questions at our next casual conversation on Tuesday, March 8th at 6:30 and at the March board meeting. We will continue to keep you updated as we move forward with this process. We truly appreciate your patience.

Best Regards,

Northface Board of Directors

**ZOOM LINK**

Topic: NorthFace Resort Casual Conversation with Owners

Time: Mar 8, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

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