

January 2021

Dryer Vent/Chimney Inspections & Cleaning

All homeowners are required to have mandatory annual inspections of dryer vent systems and biannual inspections of chimneys as per Administrative Resolution #10 (for details go to regalpoint.net/rules).

This year you are required to have your dryer vent cleaned and your chimney inspected (and cleaned if needed) and must supply written proof to the Board no later than April 30, 2021.

We had previously scheduled the group rate program for May of 2020 but canceled it due to the extreme lockdown conditions we were experiencing due to Covid-19 at that time. During our annual Association General Meeting, we had discussed planning this for the Spring of 2021. Since the program was skipped in 2020, out of concern for everyone's safety, we have rethought that plan and moved up the schedule as stated above. The annual deadline for these inspections has always been June 30th (our fiscal year-end) but since this was skipped last year we have moved the deadline to April 30.

We urge everyone to utilize the services of our chosen vendor in an effort to get this done as quickly as possible. Note that the vendor will follow all pandemic-related protocols. Homeowners are urged to also follow such protocols when you have a vendor in your home.

Homeowners may choose any qualified and insured vendor. In an effort to aid compliance, this year the Board has negotiated a group rate for this service from **Up on the Roof Chimney Sweep** of Freehold.

The group rates are:

Dryer vent cleaning: \$59

Chimney Inspection: \$29

Chimney cleaning (if needed): \$50 in addition to inspection cost.

If you choose to use this service, you need to pay the vendor directly at time of service by cash, check or credit card (No Amex).

The scheduled cleaning dates are **Friday, January 29th** and **Saturday, January 30th**. The vendor will come to your home based on the following schedule (you do not have to make an appointment):

Friday 1/29, 8 AM to 12 PM:	Buildings 1 & 2	Saturday 1/30, 8 AM to 12 PM:	Buildings 5 & 6
Friday 1/29, 12 PM to 4 PM:	Buildings 3 & 4	Saturday 1/30, 12 PM to 4 PM:	Buildings 7 & 8

If you are unable to be home as per the above schedule, you need to call Up on the Roof directly at 732-986-2362 (call between January 15- January 25) to reschedule, preferably on the above dates.

The vendor will supply the Board with a list of completed work for our insurance compliance needs.

If you choose to use a different contractor, you must supply proof to the Board no later than April 30, 2021.