

**SEVEN SPRINGS MOUNTAIN VILLAS ASSOCIATION
10 MOUNTAIN VILLAS DRIVE
CHAMPION, PA 15622**

June 21, 2024

TO: Mountain Villas Homeowners

SUBJECT: Removal of Gas Grills

Dear Mountain Villas Homeowners:

In our June Newsletter "Bullets From the Board", it was announced that gas grills will no longer be approved on Mountain Villas property. This action may not be the most popular, but this adjustment was finally necessary to ensure we continue to make a comprehensive insurance coverage available to our properties at the most economical cost to the Association.

During our most recent negotiations for renewing our insurance policy, the guidelines and risk profiles of the underwriters of the insurance companies have been made clear on the need to establish and enforce a policy that prohibits grilling or other outdoor fires near any structure, on all decks, balconies, and patios.

On June 3, 2024: Our Community Manager, Tom Beckner, sent out an email addressing our commitment to enforce both safety and security of our homeowners. In response, Tom received a few responses of concern and a great deal of positive responses of appreciation to him for being so proactive on behalf of the homeowners' well-being and safety.

On June 4, 2024: Tom sent out a follow-up email providing more information that this action is not isolated to MVA. It is becoming more widespread and we need to be diligent in complying with the best safety guidelines and recommendations from our insurance carrier and take notice of the requirements already established in other states and communities.

It has become apparent that electric grills are a safer option; as long as they are connected to a GFCI outlet installed by a contractor.

Effective July 15, 2024, NO propane/gas grills are permitted on any deck, balcony or patio.

If any homeowner cannot make arrangements to have their gas grill removed, Tom will offer to take all gas grills and store them in the garage. He'll then arrange for them to be hauled away.

Again, we understand this decision may be an inconvenience to some, but it is a decision that is in the best interest of everyone in our Community. We thank you for your patience and your cooperation as we continue to protect our property and make necessary adjustments in safety and security for our residents and their guests.

Regards,



Mark H. Frankel, President
Mountain Villas Association

bcc:

Mountain Villas Association Executive Board

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