

FIELDSTONE

HOMEOWNER'S ASSOCIATION, INC.

April 11, 2024

Dear Residents,

Spring is now upon us, and we wanted to take the opportunity to provide some reminders and updates.

Dryer Duct Cleaning

As a follow-up to our January mailing and reminder, Dryer duct cleaning is required to be completed by May 31, 2024. This requirement is for the safety of our homes as clogged ducts can cause a fire. A fine of \$50.00 per month will be assessed against those units that do not complete the necessary cleaning and provide proof in the form of a receipt by the deadline. Below is a list of contractors that some of your neighbors have used that can be contacted for this service:

Lint Cleaners Inc.	267-688-5349
Dryer Vent King	215-944-0040
A+ Air	800-727-7121

Gas Fireplaces

The conversion of wood fireplaces to gas fireplaces requires the Association and Solebury Township approval, a Change Request Form needs to be submitted. For fireplaces that have already been converted, Solebury Township recommends that Homeowners apply for a permit. This will ensure that the fireplace and gas lines will be inspected by the Township to ensure that the gas and electricity to the unit were properly installed. It is also recommended that gas fireplaces be inspected, serviced, and cleaned every two years. As a reminder, notify your Homeowner's Insurance of your gas fireplace conversion to ensure you have appropriate coverage.

Wood Fireplaces and Chimneys

Wood burning fireplaces and chimneys should be inspected annually by a professional contractor as recommended by the National Fire Protection Association (NFPA). Cleaning should be done as required and is recommended to be done annually if the fireplace is used at least once a week during the winter season.

Gas BBQ Grills

Attached please find a grilling safety fact sheet from the NFPA. Although Solebury Township does not have a Fire Code, they recommend the grill only be used when it is at least 15 feet from a structure or combustible surface. Any new gas line requests for a BBQ grill requires Association and Township approval. For gas lines that have already been installed, the Township recommends homeowners apply for a permit to assure the installation was performed correctly and meets fire and safety codes.

Trash and Recycling Removal

Please remember that when a holiday falls on a weekday, the trash and recycling schedule shifts for the remainder of the week. Therefore, trash and recycling pick ups will be altered during the holiday weeks in 2024 as follows:

Memorial Day Week
4th of July Week
Labor Day Week
Thanksgiving Week
Christmas Week

Wednesday and Saturday
Tuesday and Saturday
Wednesday and Saturday
Tuesday and Saturday
Tuesday and Saturday

Spring Inspection

The annual spring inspection of homes will take place in late May. Please start thinking about what projects you need to complete on the outside of your home and plan ahead, including contacting contractors for proposals if necessary. After the Association's inspection is complete, any noted maintenance items will be sent to the Homeowners in writing.

Pet Maintenance

We have noticed an increase in dog waste on the property not being picked up. Again, we would like to remind everyone that it is the obligation of each pet owner to properly clean up after their pet and dispose of any waste in their own trash. Do not dispose of pet waste or plastic bags in sewers, gardens or wooded areas. Pick up is mandatory, it is not an option, let's keep our community neighborly and clean.

Thank you for your attention to all these items.

Sincerely,

Board of Directors
FIELDSTONE HOMEOWNERS ASSOCIATION
www.fieldstonenewhope.org

FIELDSTONE

HOMEOWNER'S ASSOCIATION, INC.

IMPORTANT: 2024 DRYER DUCT SAFETY INSPECTION NOTICE

The Association would like to verify that owners are providing for the periodic cleaning, maintenance and inspection of their clothes dryer duct(s). Preventative maintenance will not only improve performance and efficiency, but may eliminate potential safety hazards. It is required that homeowners have their dryer duct inspected/cleaned every other year.

Please mark and return the form below with a copy of a paid invoice or inspection certificate from a qualified duct service company which must state the date the service was performed.

Please have this service completed by May 31, 2024. If not completed by this date, monthly late charges of \$50 per month will be charged to your account and will continue to be charged until completed. No exceptions will be made.

If you have any questions regarding this notice, please contact our Property Manager, Kelly Martyn, at the address listed below. **Please Note:** the Association requires that this inspection/cleaning be **completed every other year**.

Thank you for your help in protecting you and your neighbors.

Sincerely,

Board of Directors
FIELDSTONE HOMEOWNERS ASSOCIATION

FIELDSTONE HOMEOWNERS ASSOCIATION

Owner's Name (**Print**)

Unit Address

Owner's Signature

Date

() Dryer duct was cleaned, maintained or inspected. See attached Invoice/Certificate.

PLEASE RETURN NO LATER THAN MAY 31, 2024

Mail to the address below

Fax to 215-343-4409

Email: k.martyn@cpm975.com

Grilling Safety

There's nothing like outdoor grilling. It's one of the most popular ways to cook food. But, a grill placed too close to anything that can burn is a fire hazard. They can be very hot, causing burn injuries. Follow these simple tips and you will be on the way to safe grilling.

SAFETY TIPS

- » Propane and charcoal BBQ grills should only be used outdoors.
- » The grill should be placed well away from the home, deck railings and out from under eaves and overhanging branches.
- » Keep children and pets at least three feet away from the grill area.
- » Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- » Never leave your grill unattended.
- » Always make sure your gas grill lid is open before lighting it.

CHARCOAL GRILLS

- » There are several ways to get the charcoal ready to use. Charcoal chimney starters allow you to start the charcoal using newspaper as a fuel.
- » If you use a starter fluid, use only charcoal starter fluid. Never add charcoal fluid or any other flammable liquids to the fire.
- » Keep charcoal fluid out of the reach of children and away from heat sources.
- » There are also electric charcoal starters, which do not use fire. Be sure to use an extension cord for outdoor use.
- » When you are finished grilling, let the coals completely cool before disposing in a metal container.

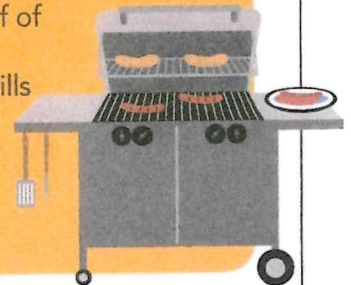
PROPANE Grills

Check the gas tank hose for leaks before using it for the first time each year. Apply a light soap and water solution to the hose. A propane leak will release bubbles. If your grill has a gas leak, by smell or the soapy bubble test, and there is no flame, turn off both the gas tank and the grill. If the leak stops, get the grill serviced by a professional before using it again. If the leak does not stop, call the fire department. **If you smell gas while cooking, immediately get away from the grill and call the fire department.** Do not move the grill.

If the flame **goes out**, turn the grill and gas off and wait at least **5 minutes** before re-lighting it.

FACTS

- ! July is the peak month for grill fires.
- ! Roughly half of the injuries involving grills are thermal burns.



**NATIONAL FIRE
PROTECTION ASSOCIATION**
The leading information and knowledge resource
on fire, electrical and related hazards

Your Logo