

October 10, 2017

Dear Neighbor,

You may have recently received a notice advising you that open-flame cooking devices are not permitted on patios or balconies within Expressions. We understand this poses an inconvenience to many residents who enjoy outdoor grilling or are otherwise unable to remove the device from the property.

While we sympathize with the situation, we have been advised by both the Orange County Fire Authority and by our property insurance carrier that these devices (when combined with specific building elements in Expressions) are a violation of the California Fire Code. We have attempted to reach a compromise (such as keeping the device, but removing the propane tank) and have been unable to do so.

We ask that you assist the Association in complying with our insurance requirements and with the Fire Code by removing gas and charcoal BBQs from the property as soon as possible. Units found to be in violation will enter the standard enforcement process, including a hearing notice followed by fines.

Landlords are encouraged to share this information with your tenants.

Thank you for your understanding and assistance.

Sincerely,

Board of Directors
Expressions at Rancho Niguel Association

