



## **Anchor's Point Owners - January 13, 2022 - Dryer Vent Installation Scheduled**

**Happy New Year !!!!!!**

### **Dryer Vents:**

**The installation of the Dryer Vents has been scheduled for the week of January 31, 2022.**

Prior to January 31st the board will be verifying that we have access to every unit. During this verification we will first ring the bell to see if there are any occupants. Depending on occupancy, we will attempt to open the unit door with the code or key that you have provided.

If we are unable to open your door, we will contact you for the code or key to insure that we have entry to every unit prior to the Dryer Vent Wizard installation.

As presented at the APCOA Owners Meeting, the Board has taken action to replace every Dryer Vent at Anchor's Point. We found out in September that the current dryer vents are not up to code and are unsafe. Even the units that were rebuilt after the 2012 tornado do not meet current building standards.

Every existing unit has a flexible PLASTIC pipe which extends from the dryer through the wall and ceiling to the outside exhaust vent. This plastic in most units is broken, spilling heat and lint into the walls and ceilings. **THIS IS AN UNSAFE FIRE HAZARD.**

The current requirement is no plastic pipe and new metal flexible pipe may only extend from the dryer for a distance of less than 8' and then connect to a rigid metal pipe to be vented to the outside. The Board retained Dryer Vent Wizard to design a project to re-work the dryer vents with the flexible and rigid pipe necessary to bring all Anchor's Point condos up to code. Also included in the project is a magnetic exhaust vent flap. The magnetic exhaust flap will prevent birds and other critters from entering the pipe.

The Board had anticipated the installation of the flexible and rigid pipe and the magnetic exhaust flap in early December 2021. However, due to availability of parts, the contractor had to push back the installation.

Dryer Vent Wizard has confirmed that parts are now available and have scheduled the installation to begin on Monday; January 31st through Friday; February 4th.

Once installation begins, the contractor will proceed from one unit to the next. A Board Member will provide entry and accompany the installers. The actual installation for one unit will take about 2 - 3 hours.

This Dryer Vent Replacement Project has been budgeted within your Maintenance Fees and, therefore, no additional cost to you.

Please be sure that the Board has access to your unit by either key or lock code. **THIS IS ESSENTIAL.**

Thanks for your continued cooperation.

Your APCOA Board

Joe Golding  
Jim Heimann  
Ray Loehr