

Dear Homeowners,

The following is a corrected memo regarding the smoke/carbon monoxide detector. The original memo had a glitch in the requirements for 2 and 3 bedroom units with an attached garage that made the requirements unclear. I'm not sure how that happened in the printing process. It looks like a line or two was cut. In any case, I want to be sure you have the correct information.

My apologies for the error.
Thelma Carrino, Secretary
Edgewater Ests HOA Board

ATTENTION...ATTENTION
smoke and carbon monoxide detector code updates (corrected 12/6/23)

Dear Edgewater Estates Homeowners,

It has come to our attention that updated coding for smoke and carbon monoxide detector requirements has been issued for New York residences. This directly impacts Edgewater units: "Smoke detectors are a must in all homes, and carbon monoxide detectors are needed for any home with fuel-burning appliances, such as a furnace, water heater, range, cooktop, or grill. Carbon monoxide detector rules are covered in section 5-a of the code and apply when there is a carbon monoxide source in the home, which impacts townhomes that have an attached garage." [NY Code] 915.4 Carbon Monoxide Alarms and Detection Systems.

The following are now required for all Edgewater units:

-2 bedroom units **without** a garage must have a smoke detector in each bedroom two feet in from the bedroom door (does not have to be hard-wired) and a hard-wired smoke detector on the second floor (hallway).

-2 and 3 bedroom units **with** an attached garage must have a smoke detector in each bedroom two feet in from the bedroom door (does not have to be hard-wired). On the second floor you must also have a smoke detector and a carbon monoxide detector. You can either leave the already installed hard-wired smoke detector on the second floor (hallway) AND then also add a carbon monoxide detector; or you can just change out the hard-wired smoke detector and install a combination detector. A combination smoke/carbon monoxide detector on the first floor should also be installed. This does not have to be hard-wired and can be installed over the laundry room door.

Each homeowner is responsible for complying with this zoning code. Detectors with a ten-year battery warranty can be purchased locally at a number of locations, (including Lowe's, Home Depot, etc.), and on Amazon, etc.

Theresa Page is willing to help facilitate the coordination of a bulk purchase and installation of the units with Lake City Electric Company, who does much of the electrical work at Edgewater and is familiar with the requirements. Any homeowner who wishes to take advantage of this rather than do their own purchase/installation should let her know by phoning or texting

(518-593-2929 or emailing her at <tpage711@gmail.com> by December 8, 2023. Lake City Electric will bill the individual owners for the units and the installation.

Sincerely,

Edgewater Estates HOA Board