

Barbecue Grills Information and Vote

The Lake Forest HOA Board has been approached many times regarding the current ban on Barbecue Grills on our decks. The ban is supported by our Declaration of Covenants, Conditions, Restrictions and Easements, Section 19.15. Barbecue Grills. We must abide by the pertinent section in our Declarations:

“Except in the designated barbecue area, no natural gas, propane, charcoal or other grills may be used on any deck until such time as Declarant no longer appoints directors to the Executive Board, and then only upon the affirmative vote of the members of the Condominium Association.”

The only way to move forward with allowing BBQ Grills on our decks is as stated in Section 19.15: “upon an affirmative vote of the members of the Condominium Association.” Only the majority of Lake Forest owners can decide to allow grills to be used on our decks.

House Rules:

The Board has not taken a stand on the issue of removing the restriction on BBQ grills and is only, at the request of several owners, facilitating a vote. The Board has prepared an addition to the House Rules to govern the use of BBQ Grills only if an affirmative majority vote is achieved. The new house rules will control the size of the grill and type of fuel. The new rules will help ensure a consistent look on our decks in addition to helping to ensure safety and minimize nuisance issues. If you vote to approve the use of BBQ grills on decks at Lake Forest you are also accepting the House Rules for the type and use of grills.

House Rules BBQ Grills:

These rules will only take effect after a positive affirmative vote of the majority of the LF Homeowners.

- **Electric Units ONLY:** Any type of cooking appliance used on the exterior of a Lake Forest unit must be powered only by electricity. Use of any type of gas, wood, or charcoal is strictly prohibited either as a primary or secondary power source.
- **Cooking Surface Area:** The cooking surface area of the grill cannot exceed 300 square inches.
- **Cooking/Grill Mat:** A cooking unit on a second or third level balcony unit must be placed on a fire retardant, grill mat during use and storage. This will help to eliminate any chance of damage to the deck surface and the potential of drips and spills reaching the deck below.
- **Safety:**
 - The grill must always be used in accordance to the safety warning of the product.
 - No modification of the power cord can be made, and if an extension cord is necessary it must be rated for outdoor use and matched to the power requirements of the unit.
 - All extension cords should be neutral in color.
 - Extension cords should be routed and secured to help prevent a trip or fall hazard.

PROS and CONS regarding the use of grills on our decks:

PROS:

- Our HOA insurance agent assured us our policy premium rates would not increase, and our agent said electric grills would “be fine.”
- The Summit County Fire Brigade told us electric grills would not be a problem. We were cautioned against any type of charcoal grill.
- Our management company, Summit Resort Group, manages 49 complexes around the county, and Lake Forest is the only condominium complex of the 49 that prohibits the use of grills on the decks.

- A personal grill would be accessible easily without walking through the snow, rain, or cold to use a community grill.
- There would be no “waiting in line” to use the grill.
- Year-round grilling.
- Your grill would be kept as clean as you wish without someone else using it.
- Grills that have been recommended and meet the House Rules requirements include:
 - Weber Q 1400 Electric grill
 - Weber Q 2400 Electric grill
 - Char-Broil Patio Bistro Tru-Infrared Electric grill
 - George Foreman GGR50B Electric Grill

CONS:

- The lingering concern of grills causing a fire.
- The smell of the food cooking could travel to adjacent units.
- Purchase Cost of individual grills for homeowner.
- Grills of all sizes and colors could create an unsightly atmosphere throughout the complex.
- No one wants drippings and food spills coming down on them from above.
- Only one electrical outlet on deck. This outlet is placed between the slide door to the living room and the passage door to the second bedroom. To place a grill in the larger area of the deck would require an extension cord which must be routed across the sliding door opening to the living room.

VOTE:

Now it is up to you, the homeowner, to decide. The Board has researched this and is presenting it to YOU for the vote. The Board takes no stand on the issue, and the repeal of the restriction on BBQ Grills will be dictated to by Lake Forest Property Owner’s vote alone.

Please email your vote to Kevin Lovett at Summit Resort Group, using the links below, remembering to add you name and unit number to the email before sending.

[**YES, I am in favor of allowing electric BBQ Grills on individual decks**](#)

[**NO, I am not in favor of allowing electric BBQ Grills on individual decks**](#)

Deadline for Votes to be Received and Counted

September 30, 2019

A **“YES”** vote signifies you ARE in favor of changing the Declarations of Lake Forest to allow usage of BBQ Grills on individual decks.

A **“NO”** vote signifies you are NOT in favor changing the Declarations of Lake Forest and wish to maintain the current restriction on usage of BBQ on individual decks.

For your vote to count you **MUST LIST YOUR NAME AND UNIT NUMBER**. This is necessary for us to be assured each unit has only one vote. It will be a secret ballot. Results of the vote will be made available to us all as soon as Kevin and his staff tally the vote.

Kathy Chinoy, Lake Forest President