

March 20, 2020

Wood Creek Owners,

The Wood Creek HOA had a chimney fire Thursday night 3/12/20. No one was hurt. This is the second chimney fire at Wood Creek. We have not been able to inspect the fireplace and flue since the person in the unit is in self-quarantine, because he was around someone that now has the virus. The Wood Creek Board of Directors has been informed, and we now inform you at the direction of the Wood Creek Board, **that until the investigation is completed, and additionally for the reasons outlined below, you, as well as all tenants, friends, or family that are living in, renting, or using your unit, are prohibited from using the fireplaces.**

It is imperative that we hear from all owners that you have received this notice, so please email Sierra@CrestedButteLodging.com immediately to let CBL know you have received this notice.

Unfortunately, due to the age of the units, the wood-burning fireplaces at Wood Creek present serious safety and liability issues. To ensure the safety of all, the Wood Creek Board of Directors will hire a level 2 fireplace inspection. A level 2 fireplace inspection will almost certainly result in condemnation of the Wood Creek fireplaces. All of the HOAs that CBL manages, that have completed a level 2 inspection, had to condemn their fireplaces and flues because of issues in the fireplace box and/or flue, and the main reason was the age of the fireplace and flue – metal that has become too thin over the last 30 years. As owners themselves, the Board realizes how difficult it is to give up the wood-burning fireplaces, but they know that at this point, there is no other way forward.

Once the level 2 inspection is completed, the Board and owners will need to discuss the options listed below.

Options:

- A. Do nothing and add “condemned tags” on each fireplace and seal the damper so that it will not open. Some owners might want to add an electric fireplace insert where the firewood used to go.
- B. Remove the old fireplaces and flues and let the owners close in the hole where the fireplace used to be. Some owners at Timberline HOA sheet rocked over their fireplace openings (after the old fireplace/flues were removed). Some owners added electric fireplaces to the area where the fireplace box was located – they created a built in area for electric fireplaces, and some tiled the area and had candles or books in the area.
- C. Replace all fireplaces and flues with new at the same time. We have done this with 5 other HOAs. A guesstimate for installing new wood burning fireplaces and flues in each unit is \$15,000.00 per unit (this is a bulk price and includes labor, materials and permits). That price can double if you want to bring in gas fireplaces, even if gas is on the property already. We might recommend gas if the units can easily benefit from also adding gas appliances and water heaters – but this plan would be expensive and difficult at Wood Creek.

If you have questions about options A, B, or C listed above, or if you have other ideas, please email Sierra@CrestedButteLodging.com . These options and how to move forward after the level 2 inspection will be discussed at the HOA meeting in the summer.

Sincerely,
Crested Butte Lodging and the Wood Creek Board of Directors