



c/o Palette Property Management
 8201 164th Ave NE, Suite 200
 Redmond, WA 98052

******* IMPORTANT NOTICE*******
4th ANNUAL FIRE SYSTEM TESTING

THURSDAY, JULY 23, 2015
FRIDAY, AUGUST 07, 2015 – MAKEUP DAY
8:00 AM—6:00 PM

We would like to take this opportunity to share with you two Articles of the CC&R’s, which addresses maintenance obligations for the fire system, in part, as follows:

1.5.23 Shared Elements. ” it shall be the responsibility of the Association to maintain, operate and replace the irrigation system and the portion of the fire alarm system within each Cluster that serves more than one Home....”

7.12 Fire Alarm Systems. Each Owner shall be responsible for annual testing of his or her own sprinkler system. The City of Snoqualmie sends out annual notices to Owners that have backflow assemblies on their Lots, requiring them to be tested.

The last four (4) buildings completed do not have a fire panel and do not need the HOA to test your building. Those of you in these buildings (6, 9, 11 & 25) still are required to have a backflow test. You should receive that request from the city water department and can hire a certified backflow tester on your own. If you haven’t heard from the water department, it’s recommended that you contact them. See the attachments for your address / building.

Pursuant to the Articles referenced above, The Ridgestone HOA will be testing the **fire panels** in the utility closet of each building with fire alarm panels. **The testing cannot be complete without entering every garage and, in some buildings, the home and/or attic.** Attached to this letter is a spreadsheet on the access needs of each building to test the fire panels.

The integrity and cost efficiency of testing a building requires that the whole building to be tested at the same time. Last year participation was AWESOME!! THANK YOU! Although, still a few missed the testing: 72 homes out of 86 completed testing and 13 out of 21 buildings were wholly completed in regards to the HOA portion of the testing. The Board and Management understand that it’s difficult to coordinate schedules, nonetheless, this is a lifesaving tool and a requirement that the HOA must accomplish per the CC & R’s. The Board is tasked that the testing is completed for all buildings as cost effectively as possible.

The current contract we have with our monitoring vendor, Olympic Securities, is that they will set aside one day annually to test the fire panels, between 8 AM – 4 PM. Beyond that, there is an hourly charge, which ultimately affects the HOA budget. At this time we ask that you make arrangement for access to your garage (or more, depending on access needs in your building) on the main date of **July 23** or, as a backup date, **August 7**. **This is a mandatory requirement; the fine is \$150 for homeowners that do not make arrangement for one of these important dates.**

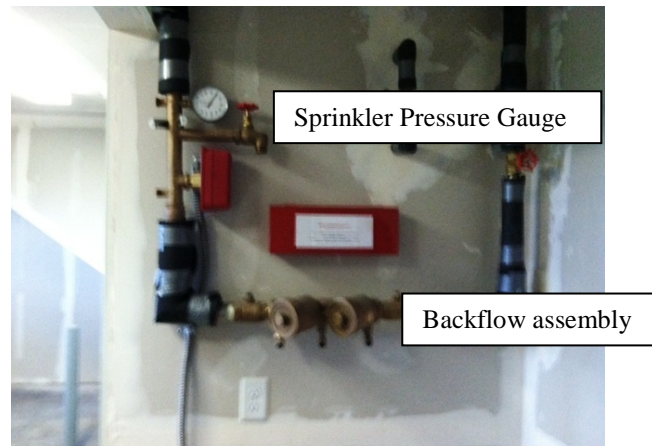
RESPONSIBILITY CHART FOR TESTING THE FIRE SYSTEM:

A	FIRE PANEL	HOA – with homeowner cooperation (access to garages+)
B	SPRINKLERS	OWNER – Different test than the backflow testing – A.K.A. Confidence Test. Per City of Snoqualmie Fire Marshall, this test is no longer necessary per NFPA-13D.
C	BACKFLOW	OWNER

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 425-629-6380 * dawn@palettepm.com

While the HOA is under no obligation to assist the homeowners with obtaining a vendor for their annual backflow testing, the Board recognizes the convenience to the members and will accommodate by having the vendor, Certified Back Flow Testing, Inc., to provide you backflow testing, if you so choose, for the cost to you of \$30 per unit on the above dates. You are not obligated to use this vendor and if you do use this vendor, you do so at your own risk; the HOA takes no responsibility or guarantee for their services. Please have your check for \$30.00 made out to Certified BackFlow Testing, Inc. ready the day of the testing.

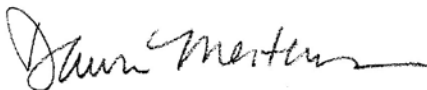
Please see the schedule enclosed for the estimated time the vendors will be at your building. The HOA testers will finish before the backflow testers; there will be a lag time between vendors. Please allow a three (3) hour window around your time slot as schedules rarely work out the way we plan. If the schedule is not completed by 5 PM on July 23rd, it will be continue on August 07. **Please clean out your garage so that the vendors can reach the apparatus in the pictures** (locations in the garages will vary).



Contact our office by July 15th if you plan to use an alternative vendor *, otherwise we will assume you desire to utilize Certified BackFlow Testing, Inc. Please contact Dawn with any questions.

*Note: when picking a backflow testing vendor, ask if they are also licensed to repair a system that fails as these are two different licenses – to test and to repair and retest. If they only test, and your test fails, you may end up paying more if you need to find a second vendor with a repair license.

Kindest Regards,
On behalf of the Board of Directors



Dawn Mertens, AMS
Community Manager