

MEMO TO: ALL OWNERS, Knik Arms Condominium Association

FROM: P. Wilson, Board of Directors

DATE: May 17, 2011

RE: Smoking Ban

As most of you know, in 2009 the board added a section to the House Rules banning smoking in rental units. Because we still haven't completely rewritten the House Rules, it's not in the latest edition that gets sent out, which is itself many years old. The problems with smoking settled down for a time, but now they are becoming an issue again.

To recap the philosophy, we have an old building. Smoke travels from unit to unit and no amount of caulking, searching for holes, redoing vents, etc. has been able to stop this problem. Often smoke travels very indirectly, for instance from 409 in the northwest corner to 408 (they are not adjacent) traveling through 410 and/or across two hallways. Another instance is 303 to 301, traveling across the whole stairwell on the east side somehow. This creates not only a nuisance in the form of a stench that permeates closets and clothes, but a health hazard for people who have heart and lung issues.

A legal consultation was done. It's unusual, but not unheard of to ban smoking in individual units. The board banned it in rental units, with the possible option of banning it in the whole building.

OWNERS: Please make clear to your tenants that there is no smoking of any kind in their unit. This includes cigarettes, marijuana, cigars, ANYTHING. Make clear to them that sitting by a window trying to push the smoke out is absolutely not acceptable. HEPA filters do not alleviate the problem. If they are repeat violators they will have to move out of the building.

If you have any questions, please call me or write me: Plesah Wilson, 274-5413; cell 602-697-1817, email: plesah@aol.com

Thanks very much for attending to this important issue.