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Subject: Americana Gardens I Dryer Vent Maintenance Program Reminder
Date: September 10, 2025 at 1:01 PM

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NOTICE TO ALL HOMEOWNERS:

Home maintenance can be a really big chore. However, there are some important tasks that Homeowners must not neglect. One of those tasks is the maintenance of dryer vents. There is more to maintaining a dryer vent than just cleaning the lint screen in the dryer. A dryer vent that is allowed to stay clogged can lead to very dangerous results. Dryer lint is highly flammable and can pose a fire risk. In previous years at Americana Gardens a fire affected 4 units and was extremely devastating to the owners. As well in the past a dryer caught on fire due to lint build up fortunately the damage was isolated and contained. The Board of Directors has the obligation to provide for the health, welfare and safety of all residents here at Americana Gardens.

The Board has secured a Vendor who has agreed to offer his services to Americana Gardens HOA. Jackson Bayly the owner of Duct Pros a local Coachella valley company has agreed to a cost of \$99.00 per dryer vent, this is a considerable saving to each owner. Homeowners will be required to contact Duct Pros directly at (760) 880 9200 to schedule the service and provide payment directly to Duct Pros. Jackson is hoping to be able to schedule 3 to 4 appointments per visit to Americana Gardens.

Commencing June 1, 2025 through to December 1, 2025 homeowners are encouraged to contact Jackson to schedule their dryer vents cleaning. On the date of the cleaning Duct Pros will require inside access to complete the process.

Homeowners are urged to complete the dryer vent cleaning prior to December 15, 2025. In the event that the Homeowner of a unit(s) fails to perform this maintenance responsibility the Board shall have the right to perform the maintenance at the expense of the owner. In such event, in addition to penalties imposed the Board may levy a reimbursement assessment to cover the cost incurred by the Association.

Homeowners who chose to employ their own vendor to have this maintenance completed will be required to provide proof of such service to Premier Community Association Management.

Should you have any questions please contact Rhonda Drews at PCAM at (760) 345-2449.

The Board of Directors at Americana Gardens HOA appreciates your cooperation going forward with this project. This project is a milestone in the Boards commitment to protect, maintain and enhance the value of our investments while providing increased quality of life in the community.

If you have already submitted your proof of this project being performed, please disregard this notice.

Thank you,

Americana Gardens Homeowners Association
Board of Directors