

From: Paul Genebroso <[PGenebroso@ghacm.com](mailto:PGenebroso@ghacm.com)>

Sent: Wed, Mar 27, 2019 8:02 pm

Subject: Rosslyn Heights North - preventative maintenance on HVAC

Rosslyn Heights North (RHN)

Owners

IMMEDIATE ACTION REQUIRED

Subject: Preparation Underway to Turn on RHN Air Conditioning

As the Board of Directors (BOD) prepares to ensure air conditioning for the building this season, changing the air filters and maintenance on your unit air handlers must be completed by

**April 30<sup>th</sup> 2019!** As everyone knows, the Rosslyn Heights North has aging infrastructure and risks cannot be eliminated; however, every effort is being made to mitigate possibility of leaks or operational difficulties. The BOD hopes to reduce the probability of water leaks from the air handlers following servicing.

Following the service visits, the BOD is requesting to receive a report on the condition of each air handler and should your air handler be determined to be deficient, you will be expected to take appropriate action to repair or replace it in accordance with RHN bylaws, Article VI, Section 7:

**“... the owner of any condominium unit shall at his own expense, maintain, repair or replace ... heating and air-conditioning equipment, whether within or without the unit so long as it serves one unit...”**

If you have any questions, please contact Gates Hudson Portfolio Manager Paul Genebroso at [pgenebroso@ghacm.com](mailto:pgenebroso@ghacm.com) or by calling 703-752-8300. Your cooperation is appreciated.

### **Paul Genebroso**

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