



Notice of Policy Change
Open Flame & High Heat Devices
March 28, 2024

Dear Neighbor:

The Board of Managers approved a change in the community's policy prohibiting the use or storing of open flame and high heat devices on our decks and balconies and further specifies the use of these devices must be at least 10 feet from any residential building. The new policy was adopted at the Board Meeting held March 26th, 2024.

"Due to insurance company requirements (NFPA 1) and to comply with the City of Brentwood Ordinances and Fire Code requirements, Owners and Residents are not allowed to operate any cooking, open flame, or other heating device that generates a temperature in excess of 200 degrees within 10 feet of any residential building. Nor may these devices be stored on decks, balconies, or patios. This includes, but is not limited to, charcoal grills, propane/gas grills, electric grills, smokers, wood burning fire pits, or any other device that creates an open flame or temperature in excess of 200 degrees. Any violation of this rule may result in a fine, subject to review by the Board of Managers. Charcoal grills, propane/gas grills, electric grills, smokers, wood burning fire pits, or any other device that creates an open flame or temperature in excess of 200 degrees must be removed from decks, balconies, and patios by April 30, 2024. Further, the Barbeque Grill Policy in the January 2022 Rule Book is hereby revoked."

Why now?

The change in policy conforms to the City of Brentwood, Missouri ordinance and fire code requirements stating that operating any cooking, open flame or other heating device that generates a temperature in excess of 200 degrees within 10 feet of any residential building is prohibited. Additionally, such devices may not be stored on decks or balconies.

The additional anticipated benefit to the Brentwood Forest community by prohibiting these devices is with our property insurance. We believe this will broaden the insurance companies that will bid on our community and perhaps even reduce our insurance premiums. While the Board is aware that many neighbors enjoy grilling, the price the community pays, in insurance and non-compliance to the Brentwood ordinance, is not worth the risk, nor should we be non-compliant. Any violation of the rule may result in a fine, subject to review by the Board of Managers.

What's needed from you?

Charcoal grills, electric grills, propane grills, smokers, wood burning fire pits or any other such **device that creates an open flame with high heat must be removed from decks and balconies by April 30, 2024.**

In the meantime, a committee of the Board of Managers is exploring viable alternatives to allow this key feature of summer enjoyment. We are also working with the City of Brentwood regarding bulk pick-up to dispose of your grill, smoker, firepit, etc. if you are interested in discarding your devices. We will provide more information soon.