

March 11, 2026

RE: IMPORTANT PROCEDURE Fire and Burglar Alarms for Condo Homeowners

Dear Residents,

For all questions, concerns or non-emergency service needs pertaining to your homes fire or burglar alarms please call Resident Services at 609-409-9292 x231 or create a work order in your homeowner portal.

DO NOT call the vendor G&C Electronics or JM Security directly as they are no longer our service providers. For emergencies always dial 911!

Fire Alarm Monitoring within the Condo's is legally required:

- Monitoring Services and all fire and smoke detector equipment is included in your maintenance fees. (If you damage or manipulate the equipment in any way, you will be financially responsible for the repairs.)
- If your fire alarm is set off by smoke or heat an alert goes to a Central Monitoring Station.
- The Central Monitoring Station notifies local authorities, our Gatehouse and the Property Manager.
- Authorities will respond. No one on WHOA's staff may disarm your fire alarm, even if you believe it to be a false alarm.
- All alarm repairs and maintenance must be done through the Association's contracted vendor.

Use of your burglar alarm is optional, and the Association is not legally required to provide this service:

- Monitoring of your home's burglar alarm system is currently included in your maintenance fees and provided by the Association.
- All burglar alarm equipment within your home is the financial responsibility of the unit owner to maintain. Alarm contacts are often damaged when windows or doors are replaced or repaired. Homeowners should keep this in mind when budgeting for window and door replacements. Charges for replacement or recommendation of burglar alarm contacts are billed to the homeowner.
- All alarm repairs and maintenance must be done through the Association's contracted vendor.

The Association does not provide, maintain, or monitor carbon monoxide detectors or provide fire extinguishers.

- **CARBON MONOXIDE DETECTORS:** These are NOT provided by the Association. A carbon monoxide alarm shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where bedrooms are separated and the audibility of the alarm or detector to occupants within the bedroom area could be seriously impaired, more than one unit may be required. Each alarm shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit. The alarm can either be electric, battery or the plug-in type. It is highly recommended that the alarm be electric or battery type. If you have a combination smoke/carbon alarm, it needs to be placed in accordance with smoke detector placement in sleeping areas. Carbon monoxide alarms shall not be older than 5 years or older than the expiration date prescribed by the manufacturer.
- **FIRE EXTINGUISHERS:** These are NOT provided by the Association. One fire extinguisher shall be mounted within 10 feet of the kitchen. The extinguisher shall weigh less than 10lbs. and be an ABC type extinguisher. The extinguisher shall be mounted with the top of the not higher than 10 feet from the floor. The

seller of the home shall provide proof of purchase showing that the extinguisher is less than 12 years old.

Sincerely,

The WFOA Board of Trustees