

Grill Policy Information

We understand the importance of enjoyable traditions our community recognizes as Ash Street Cooperative members. Collectively we have done our best to produce a grilling policy that both our community and risk management requirements will find acceptable. Due to risk management restrictions currently required by the cooperative's property and liability insurance policies, outdoor cooking/grilling must comply as follows:

1. Type of Grills Permitted:

- **Charcoal/Open flame grills/Fire pits:** Charcoal and wood burning grills, including hibachi grills, are only permitted when *fixed in place (not moveable)* and no less than 25 feet from any building.
- **Gas Grill:** This outdoor cooking appliance is fueled by natural gas or propane. A typical gas grill has two to four burners, and some have warming racks above the burners so you can cook multiple items at once.
- **Electric Grill:** This outdoor cooking appliance uses electricity to heat and cook food. They are like other grills, but they don't have an open flame and instead use a heat source underneath the cooking surface to generate heat. They are quick to heat up, and don't release harmful chemicals into the air.
- **Pellet Electric Grill:** This outdoor cooking appliance burns wood pellets made from compressed hardwood instead of gas or charcoal. It has a system of built-in fans to heat food to a specific temperature, quite like an outdoor convection oven. This type of grill offers the capabilities of both a grill and a smoker. They are quick to heat up, and create environmentally clean smoke.

2. Location Restrictions:

- No gas grill (liquid propane or natural gas), pellet grill or other similar devices used for cooking, heating, or any other purpose shall be used or kindled under any building overhang, or within 10 ft of any building. Maintain a minimum 10-foot clearance from structures (homes, sheds, fences), trees, shrubs, or flammable materials
- Charcoal and wood burning grills, including hibachi grills, are only permitted when *fixed in place (not moveable)* and no less than 25 feet from any building.

3. Usage Rules:

- **Supervision:** Grills must always be attended by an adult or other individual under supervision of responsible adult(s) while in use.
- **Heat Source Off:** Grills must be properly turned off and cooled down before being left unattended.
- **Storage:** Grills may be stored on the limited-common element of the unit's back patio area, and electronic components may require a cover to protect from wet weather.

- **While in Use:** No gas grill (liquid propane or natural gas), pellet grill or other similar devices used for cooking, heating, or any other purpose shall be used or kindled under any overhang, or within **10 ft** of any building. Charcoal and wood burning grills, including hibachi grills, are only permitted when fixed in place (not moveable) and no less than **25 feet** from any building. Place grills on a stable, non-flammable and immovable surface (e.g., concrete, brick) and never on wooden decks, dry grass, or uneven ground. Avoid use under overhangs, awnings, or enclosed spaces (e.g., garages) to prevent fire risks and carbon monoxide buildup.

4. Safety Measures:

- **Fire Extinguishers:** Some communities require residents to have a fire extinguisher nearby while grilling.
- **Electric Connection:** When not in use the grill must be unplugged for electrical safety.
- Check propane tanks and connections for leaks monthly using a soapy water solution. Replace damaged hoses/fittings immediately.
- **Always cover grill** when not in use after properly cooled down.

5. Penalties for Violations:

- **Fines:** Residents may face fines for not adhering to the grill policy.
- **Occupancy Agreement Violations:** Repeated violations could lead to lease violations or even membership termination in severe cases.

6. Seasonal Restrictions:

- **Weather Conditions:** Grilling is prohibited during periods of moderate rain and snowfall, due to electrical components that pose a fire hazard when in use and susceptible to precipitation.

8. Storage & Care Recommendations

Properly storing grills, especially in cooperative communities, is crucial for safety and maintenance. Here are some general guidelines for storing and caring of electric, pellet electric and gas grills:

Electric Grills:

- **Unplug and Cool Down:**
 - Always unplug the grill and allow it to cool down completely before storing it.
- **Clean and Cover:**
 - Clean the grilling surfaces and wipe down the exterior.
 - Store the electric grill indoors if possible, such as in a storage closet or pantry. If stored outdoors, use a cover to protect it from moisture and dust.

Pellet Electric Grills:

- **Unplug and Cool Down:**
 - Always unplug the grill and allow it to cool down completely before covering and storing it.
- **Clean and Cover:**
 - Clean the grilling surfaces and wipe down the exterior.
 - Store the grill indoors if possible, such as in a storage closet or pantry. If stored outdoors, use a cover to protect it from moisture and dust.
- **Pellet Care:**
 - Moisture can damage pellets, so it's recommended pellets be removed from the hopper when not in use and stored in an airtight container.
 - Pellets can go bad over time due to age, handling, or exposure to water. Signs pellets have gone bad include:
 - They are dull and don't have a sheen
 - They crumble easily
 - The bag or storage container is moist
 - There are sawdust clumps or sawdust throughout the bag

Gas Grills:

- **Unplug and Cool Down:**
 - Always completely turn off the gas ignition to the grill and allow it to cool down completely before covering and storing it.
- **Clean and Cover:**
 - Clean the grilling surfaces and wipe down the exterior.
 - Oiling your grill grates on a regular basis is one of the most important things you can do to maintain your grill's condition for optimal performance.

General Tips:

- **Covers:** Invest in a high-quality, weather-resistant cover to protect the grill from rain, snow, and sun exposure.
- **Location:** Store grills away from living areas, and out of direct sunlight. Avoid placing them under overhangs or too close to buildings.
- **Seasonal Storage:** If not using the grill for an extended period (such as during winter), cover and store on back patio.
- **Regular Maintenance:** Check for rust, and obvious wear before storing and again before using the grill. Check propane tanks and connections for leaks monthly using a soapy water solution. Replace damaged hoses/fittings immediately.
- **Proper Disposal:** Dispose of cooled ashes in a dedicated metal container (not trash bins) after 24–48 hours.
- **Use only approved starter fluid; never add lighter fluid to light coals.**

Violations of the grilling policy will result in the following:

- 1. First offense – Written warning of violation**
- 2. Second offense- \$500 fine issued to be paid within 30 days.**
- 3. Third offense- \$1000 fine issued to be paid within 30 days.**
- 4. Any additional violations will result in loss of grilling privileges.**