

**RESOLUTION OF FOUNTAIN CONDOMINIUM HOA
REGARDING PREVENTION AND/OR EXTERMINATION OF PESTS**

SUBJECT: Adoption of a resolution regarding the prevention and/or extermination of bedbugs, termites, mice and other pests.

PURPOSE: To establish a policy to be followed to prevent infestations of pests, and to be followed in the event pests are discovered within the community.

AUTHORITY: The Condominium Declaration for Fountain Condominiums ("Declaration"), Bylaws, and Articles of Incorporation of the Association and Colorado Law.

EFFECTIVE DATE: November 2016

RECITALS

- A. The Association has an obligation to protect the property within the Community and particularly the Common Elements.
- B. The Board is empowered to oversee the administration and operation of the Community in accordance with the terms and provisions of the Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, and Policies.
- C. Pursuant to Section 16 and Section 21 of the Declaration, the Association is generally responsible for the maintenance of the Common Elements and the Owners are responsible for the maintenance of the Individual Air Space Units ("Units") and various utilities as outlined in said sections.
- D. Section 15 of the Declaration provides that if the need for maintenance of any portion of the Community is caused by or in any way results from the negligent or willful act or failure to act of an Owner or an Owner's related user, then the expenses, costs, and fees incurred by the Association for such maintenance, repair, or replacements shall be the personal obligation of such Owner, and shall be charged to such Owner.
- E. Section 14 of the Declaration provides the Board with the power to enforce and promulgate reasonable rules and regulations governing the use of the Units and Common Elements.

- F. The Board seeks to ensure that the Community, including the Units, are properly maintained to prevent and/or properly mitigate the infestation of bedbugs, termites, cockroaches, mice or other pests within the Community.
- G. It is essential that any infestation of pests within the Community be promptly addressed to prevent the spread of such infestation throughout the Community.
- H. There is a need to establish both orderly and uniform procedures to address any infestation of pests in Units and/or Common Elements for the purpose of protecting the Units and Common Elements of the Community.

NOW, THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES:

1. Unit Owners shall immediately report to the Board of Directors, in writing, any evidence of pests, including but not limited to bedbugs, termites, cockroaches, and mice, found within their Units and/or which they may discover in the Common Elements.

Basic information regarding bedbugs:

- Bedbugs travel from place to place in clothing, backpacks, and luggage. Bedbugs are not attracted to humans because of poor hygiene; blood is their source of food.
 - People entering a Unit, especially from other infested Units that have bedbugs, can bring bedbugs with them.
 - Bedbugs are active mostly at night and are hard to see. You would typically become aware of them only by receiving a bite.
 - Bedbugs burrow into bed joints and corners, bedding, furniture (especially wood), and baseboards. They are killed by heat, so regular washing of bedding and clothes in very hot water and/or drying at high heat is important.
 - Bedbugs can enter a Unit through second-hand mattresses, headboards (especially wood), sofas, etc.
 - Any attempt by a Unit Owner to eradicate bedbugs themselves with the use of common household bug sprays may make the problem worse because the bedbugs may burrow deeper into their hiding spots.
 - Certain treatments or attempts to treat bed bugs may cause them to migrate elsewhere. For this reason, Units surrounding the infested Unit should also be treated.
2. Upon any such notification, the Association shall notify the potentially affected unit Owners that are located adjacent to the affected Unit. The Association shall have all infected and potentially infected Units and Common Elements inspected and exterminated within fourteen (14) calendar days of notification through the use of a qualified exterminator, in the case of bedbugs, the use

of a qualified heat extermination method or one of equal efficiency that may be approved by the Board from time to time. Adjacent Units may be treated at the time of inspection for warranty, prevention of migration, or other purposes as determined by the Board along with the qualified exterminator. Unit Owners shall allow access to their Unit for such purposes pursuant to the Declaration, and must comply with the requirements of the extermination expert, during inspection and extermination. Failure to do so may be considered a negligent act, and a violation of this Policy.

3. After the extermination is complete, the Board of Directors shall make a determination of whether the infestation is the result of or was caused by the negligent or willful act or failure to act of an Owner or an Owner's related user.
4. In the event the pest infestation was not caused by the negligent or willful act or failure to act of an Owner or an Owner's related user, the Association shall assess back to each affected Owner his or her proportionate cost of the extermination as it relates to the extermination of the pests from that particular Owner's Unit.
5. In the event the infestation of pests is determined to be the result of or was caused by the negligent or willful act or failure to act of an Owner or an Owner's related user, all expenses and costs incurred by the Association to exterminate the pests from the Community, including both Common Elements and Units, shall be the obligation of the Unit Owner as an Assessment.

PRESIDENT'S

CERTIFICATION:

The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association on November 2, 2016 and in witness thereof, the undersigned has subscribed his/her name.

FOUNTAIN CONDOMINIUM HOA

By: Brian Ulmer
Its: President

Bed Bugs – More than you want to know

1. Gone for 50 years bed bugs made their comeback in the late 1990's
2. Bed bugs cannot fly, hop, or jump but can scurry faster than an ant
3. Bed bugs will readily travel up to 20 feet and occasionally much farther to feed
4. Feeding bed bugs do not transmit diseases unlike mosquitoes, fleas, and ticks
5. Bed bugs can survive for about 90 days without feeding (**extremely variable due to ambient temp**)
6. Bed bugs can migrate from one apartment to another via pipe and wiring runs, much like a cockroach
7. Multiple bites can occur from one feeding Bed Bug (I've been bitten 5 times within a few minutes while one bed bug was feeding)
8. Do not move to another location to sleep if you suspect bed bugs, you increase the chances of spreading the infestation
9. Bed bugs feed only on blood
10. Outbreaks in metropolitan apartment buildings are occurring at an alarming rate
11. A rough estimate is that bed bugs will feed on a weekly basis under good conditions
12. It takes about 37 days for a bed bug to grow from egg to egg laying adult
13. A female bed bug can lay about 115+ viable eggs in her lifetime (**extremely variable**)
14. Bed bugs do not discriminate based on the cleanliness of the environment
15. Do not throw away your furniture, once again you run the risk of spreading the bed bug infestation through the environment
16. A female bed bug will lay about 5-20 eggs over 10 days after a blood meal
17. Bed bug infestations happen across all classes but hit the disadvantaged the hardest due to the cost of treatment, overcrowded and cluttered housing, and salvaging furniture that has been discarded
18. There are 5 nymphal stages before bed bugs become mating adults
19. A bed bug feeds on the host for 3-12 minutes before retreating to a harborage area
20. Bed bug eggs hatch within 7-10 days at room temperature
21. Bed bug bites occur most commonly on the arms, shoulders, and neck
22. The number of bed bug bites does not indicate the number of Bed Bugs
23. Rarely do bed bug bites occur on the palms or the soles of feet
24. Bed bug bites itch, lasting a few hours to a few days
25. A rise in CO₂ triggers activity i.e., your breath while sleeping
26. About 20% of a bed bug population is found away from the bed
27. Bed bug bites can take up to two (2) weeks to appear
28. **DO NOT SELF TREAT-CONTACT A PCO (Pest Control Operator) before you do anything**



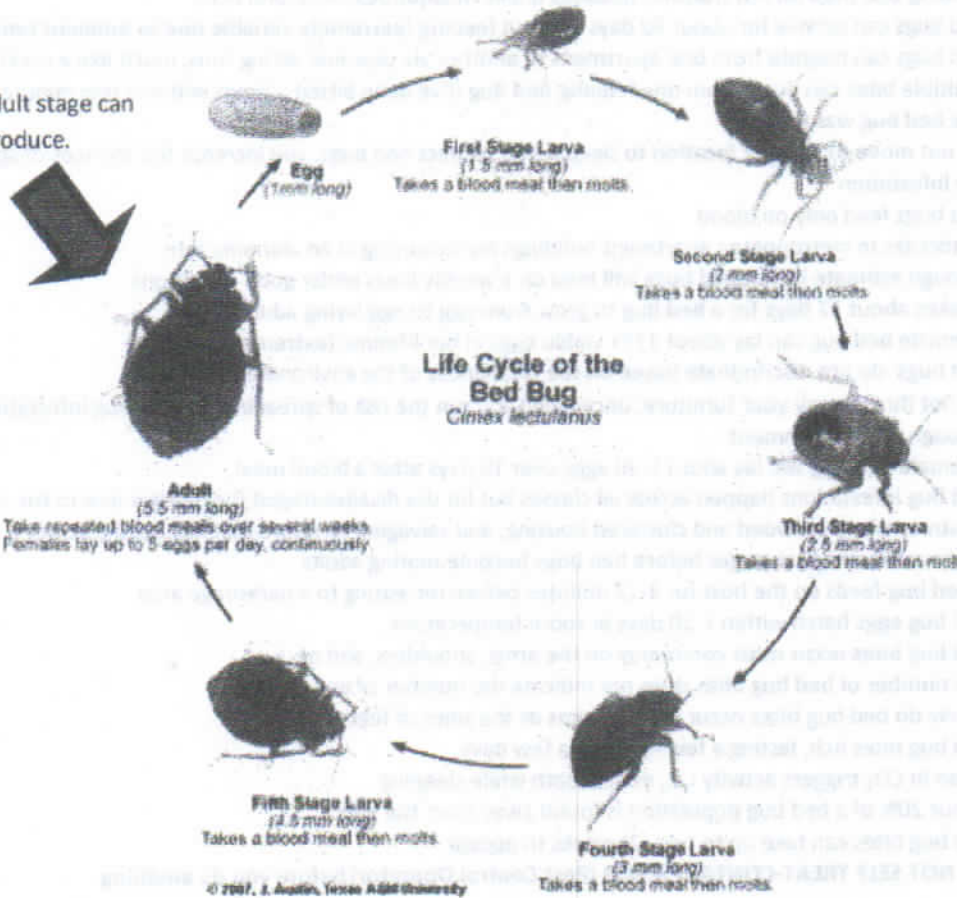
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Only at the adult stage can bed bugs reproduce.



TIPS FOR YOUR HOME

- Mattress encasements – Protect-A-Bed AllerZip available online.
 - Box Spring encasements – Hospitology Box Spring encasements available online (scroll down to bottom of link)
- VERY IMPORTANT-HIGHLY HIGHLY RECOMMEND**
- ClimbUp interceptors – Place at the feet of your bed in these cups or even simply under your bed – **Very good passive monitoring tool** when used in conjunction with a mattress and box spring encasement. Also sold on Amazon.
- HIGHLY RECOMMEND**
- Isolate your bed. Make sure your bed is not touching any walls, curtains, or tapestries. Remove dust ruffles. Very good step when used in conjunction with mattress and box spring encasements, and climb up interceptor cups.
- VERY IMPORTANT-HIGHLY RECOMMEND**
- Rotate/Spin your mattress at least monthly if not weekly – Stress the bed bugs environment
- **ALWAYS SAVE** anything you see/catch whether it's dead or alive. Proper ID is priceless.
- When vacuuming your home:
 - Empty canister or toss vacuum bag when done vacuuming until you are comfortable that you no longer have a bed bug problem.
- Remove all possible clutter from sleeping and resting places in your home reducing the number of potential harborage areas. **Store nothing under your bed.** Clutter unto itself does not cause bed bugs but when bed bugs are introduced to a cluttered environment it dramatically increase the difficulty in ridding your home of the pest.
- VERY IMPORTANT-HIGHLY RECOMMEND**
- **DO NOT SELF TREAT - Contact a professional PCO (Pest Control Operator) before you do anything. This is extremely important and critical.**

DO NOT:

- **Don't buy cedar oil products** - They have been proven to be ineffectual at best.
- **Don't throw any of your furniture away** – With proper professional treatment it is unnecessary and can save you hundreds of dollars.
- **Don't buy or use over the counter Bed Bug sprays, "bombs", or other liquids** – They have proven ineffective (Bed Bugs are very resistant to today's pesticides) and these products can cause the Bed Bugs to scatter in to nearby rooms and apartments.
- Purchasing **home steamers is not considered effective**. Your money would be better spent on the passive monitors and encasements listed above.

TRAVEL TIPS

Here is a list of things you should do to protect yourself from Bed Bugs trying to ruin your hotel stay or worse bringing them home.

- As far in advance as possible let your hotel(s) know that you want the following:
 - Please strip ALL beds of fitted sheets, linens, blankets, comforters, and pillows.
 - Request that ALL these items be freshly washed and dried.
 - Have the hotel place them in your closet or other shelving.
 - Yes, you will have to make your own bed but it is worth it and will make your room inspection that much easier.
- Request that all the mattresses and box springs have Bed Bug encasements installed.
 - Preferably a quality encasement that is breathable and Bed Bug proof.
- Don't EVER place your luggage, purse, backpack, duffel, or other luggage type items on the bed or floor.
- If possible plan your attire so that all items can be washed and dried in your home machines or Laundromat immediately upon your return
 - Take vacations that require only a swimsuit, shorts and a t-shirt...a Mexican resort location is a perfect example.
 - This will obviously be impossible for business travelers who are required to wear business suits.
- Don't place clothes in the dressers or nightstands of your hotel.
- Learn to inspect the bed, **headboard**, and nightstand(s) before accepting the room. Go to YouTube and watch the How to Inspect a Hotel Room for Bed Bugs video from Purdue University. **HIGHLY RECOMMEND**
- Ask maintenance to remove the headboard for you if needed so that you can give it a good look-see.
- When making the reservation ask what is the Bed Bug treatment and preventative program at that particular hotel. If they say they never have had Bed Bugs and is nothing to worry about then that is a red flag in my opinion. They should give you some sort of answer that indicates they are aware of the issue and take steps to protect their customers such as regular K9 inspections or some sort of Integrated Pest Management program specifically addressing Bed Bugs.

- Carry a large black garbage bag in your luggage and when you arrive at your destination place your luggage inside of it and then throw the black bag away upon departure. Seal the bag with some kind of plastic clip when you do not need to get into your luggage case.

UPON RETURN

- **High heat everything in a dryer** upon return, even if you didn't wear it and **30 minutes** is all you need. Pack clothes accordingly. Nothing delicate. According to the dry cleaning industry **98% of "dry clean only" garments can be safely placed in to a dryer (as long as they are not wet).**
- Never unpack in your bedroom. Unpack in basement, garage or other location as far from where people sleep or rest.
- Store luggage as far from resting/sleeping areas as possible and place in large plastic bag until next use.
- Consider purchasing a Packtite brand heater box to heat treat your carry-on luggage and other personal items (pillows, comforters, etc) upon your return (My wife and I use ours frequently). The new "hot closet" version allows you to hang up business attire.

See Macaroni Perform a Simple Demonstration on YouTube

Macaroni – Bed Bug Dog™

<http://www.youtube.com/watch?v=nH8yfxCk618>



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