



PROPOSAL KIT SAMPLE

Non-Smoking Property Management Sample Proposal

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All Residents and Owners of Verdana Condo Complex
Redmond, WA 98052

Dear Resident or Owner,

You are receiving this letter because we want your vote on the following matter.

As you may be aware, we have had complaints from various nonsmoking residents in our complex about the habits of the few smoking residents we currently have. We also have concerns about the health risks of secondhand smoke for our residents, especially our children.

Because nonsmokers make up 90% of our residents, we are proposing to change our condo association rules to transition our complex to a nonsmoking complex.

If you are one of our smokers or have smoking guests, please note that this change is not instantaneous; it will be phased in as leases are renewed or units are sold.

We need each resident to vote on this proposal. Please read the enclosed pages carefully, then mark your vote on the Voting page and deposit that page in the box in our Clubhouse by 5 pm on October 20th.

Sincerely,

Glenda Linden
Condo Association President
Verdana Condo Complex
555-555-5555
glinden@qcd.net
www.qcd.net



PROPOSAL

Amend our Condo Rules to Transition Verdana Condo Complex to a Nonsmoking Complex

Prepared for: All residents of Verdana Condo Complex

Prepared by: Glenda Linden
Condo Association President



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PURPOSE

Our purpose with this proposal is to rid our complex of the nuisance smokers. There are only a few residents who fit this description: those who smoke in areas where the prevailing breezes cause smoke to drift into neighboring units, smoke seeps into other nonsmoking units, and those who discard their cigarette and cigar butts in shared areas.

In a few cases, the problem smokers are frequent visitors of residents. But in all cases, these smokers have been asked to be respectful of others and have not responded or altered their behaviors.

To create a less contentious and healthier environment and so as not to have to single out only a few smokers, we propose to transition to a 100% smoke-free complex.





HEALTH AND WELLNESS

The detrimental effects of tobacco smoking are well documented. We realize that smoking is a personal choice for many, but that choice is bad news for everyone, because statistics show that smoking affects us all in the following ways:

- 🏠 Anyone inhaling tobacco smoke breathes in thousands of toxic chemicals.

Some of the worst are benzene, which is found in gasoline; hydrogen cyanide, a poisonous gas used in warfare and pest control; carbon monoxide, found in car exhaust; and formaldehyde, used in embalming.

- 🏠 According to government statistics, 50,000 Americans die each year from secondhand smoke exposure.

The majority of these deaths—an estimated 46,000—are from heart disease. The rest are from lung disease or respiratory infections.

- 🏠 With prolonged exposure to secondhand tobacco smoke, the risk of developing lung cancer increases for nonsmokers by 20%-30%; and the risk of developing heart disease, by 25%-30%.

- 🏠 Secondhand smoke is known to cause respiratory infections and asthma in children.

The younger the child, the more vulnerable the child is. Many toddlers are hospitalized each year with respiratory infections.

- 🏠 Statistics show that nearly 1,000 Americans die each year in fires caused by smoking.

At least 250 of these people are nonsmokers.

- 🏠 Cigarette smokers tend to discard some of their butts on the ground.

In fact, studies show that if smokers see any butts on the ground, they are more likely to discard one of their own. And we all pay the cost of cleanup.

- 🏠 Cigarette butts are a hazard to children and pets.

It's well known that toddlers and dogs will eat nearly anything they find on the ground.





BENEFITS

The Verdana Condo Complex complex residents will realize the following benefits provided by this proposal:

- 🏠 Reduce the risk and liability of litigation from other homeowners.

As well as creating a healthier environment for all, the new policy will reduce the number of disputes among our residents.

- 🏠 For those condo owners who rent their units, this new policy will reduce the fear of having a new renter who is a problem smoker move in.

The No Smoking rule will be written into each lease.

- 🏠 Owners who rent will find it easier to clean nonsmoking units for new renters.

It can be costly to repair damage caused by smoking. Often window coverings and carpets must be completely replaced and all surfaces painted with special paint to cover up the scent of past smoking.

- 🏠 Units may have a higher resale value because smokers will not be a problem.

- 🏠 Children of residents and guests will not be exposed to hazardous carcinogens and negative habits.

- 🏠 All residents will enjoy a cleaner, healthier environment.

- 🏠 This is a transitional policy that will be phased in over time, so smoking residents who have current leases will not be affected.

Summary

We believe that approving this policy is in the best interest of all condo owners and residents.



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