

Fenmore Condominium Trust

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Air Conditioning Memo

Happy Spring! As the weather begins to heat up, we'd like to offer the following A/C information.

Window AC Weight Restriction The Board voted to ban all window air conditioners that exceed a weight of 50 lbs. The reason for the rule is because heavy air conditioners create stress on the windowframes and could result in the A/C unit becoming a safety hazard (see below). The lighter units cause less stress on the windows/window frames and the reduced condensation lessens damage to the masonry façade. The Board also voted to impose a \$25.00 per day fine against units that do not comply with this rule.

Safety **Window air conditioners can pose a serious safety issue.** Residents are responsible for the proper installation of their air conditioners. An improperly installed A/C unit could create a serious safety hazard. We **strongly** recommend that you install a standalone/floor model (see below). All window Air Conditioners cannot exceed 40 lbs. and must be installed in accordance with the manufactures instructions.

Portable Floor Model ACs Floor model or "portable" A/C units are self contained systems that do not require any permanent installation. They come with an exhaust venting tube and a window vent adapter kit. To use these units you must vent the hot air exhaust out of a nearby window.



These units are comparable in cost to window A/Cs and are energy efficient. Home Depot, for example, is currently selling a 8,000 BTU unit for \$395. [LG Model# LP0821GSSM](#)

Efficiency Energy efficient A/C units that are properly rated for the size of your unit provide the most comfort. A unit that is too small will run continually without cooling the room effectively. On the other hand, if you buy a unit that's too large for the space you're cooling, it actually will be less effective than one that's the correct size. Bigger isn't necessarily better.

More Information Please do not hesitate to contact us if you have any questions by calling (617) 887-3333 or by email: CondoCommunication@lundgrenmgmt.com
