

**TACO Property Maintenance**  
**314 Tamarron Dr N**  
**Durango, CO 81301**  
**Ph. 970.382.6739**  
**Fax 970.382.6744**

# MEMO

**To:** Whom It May Concern

**CC:** File

**From:** Tim Broeren

**Date:** December 31, 2020

**Re:** Fire Sprinklers and Alarms

---

The purpose of this memo is to explain the operation of our fire sprinkler and fire alarm system.

1. The fire sprinkler system is a wet system that provides protection to all interior condo and common areas. The heads are activated individually by a heat sensing device contained in each head and anytime there is flow the main panel at the front desk is alerted to a "fire" condition.
2. The fire sprinkler system is inspected and tested per NFPA standards yearly by a certified company and the yearly inspection reports are supplied to the local fire district.
3. All condo's and common areas are monitored by smoke detectors which are wired to the main alarm panel which is monitored by the front desk personnel 24 hours per day. Any flow condition, in addition to alarming at our panel, is automatically dialed to an outside monitoring company who then contacts Central Dispatch.
4. In addition to the 24 hour monitoring of the main panel a TACO Maintenance technician maintains and inspects the system on a daily basis as needed and if additional expertise is required we contract with a local alarm company to assist in diagnosis and repairs.
5. There is **no** central security system in place.
6. This system includes all condo's and owner's in the 4 complexes, Highpoint: 961 Tamarron Dr. N, Pinecone: 73 Tamarron Dr. S, Gamble Oak: 365 Tamarron Dr. S, and the Lodge: 314 Tamarron Dr. N.
7. The alarm monitoring system upgrade, from the original Micro-Scan to Companion One, was completed in 2013.



Tim Broeren  
Property Operations Manager