



Board of Directors Newsletter, February 2021

Dear SMC Owners,

We're making an effort to keep all owners abreast of what the HOA Board has been up to.

Pool, Hot Tub and Gym.

With COVID-19, the pool remains closed and the Hot Tub and Gym are on a 30-minute reservation system. Steve found us a great, free reservation system. Please see the last page of this newsletter for the full instructions and rules.

Fire Alarm Panel update.

You won't see this, but the complex has updated its centralized Fire Alarm. The old one had been giving off false signals for a period of time.

Speaking of fire protection, as you know the HOA replaces batteries in two smoke detectors in each unit once per year. In an effort to save time and money, the HOA will be replacing them with 10-year life smoke detectors, which will pay for themselves in less than three years.

Exterior Painting of the complex.

Believe it or not, this is still going on. We have determined the colors, Urban Bronze, Gauntlet Grey, Intellectual Grey and Greenblack. The west side of the "C" building has examples of all but the Black. We have agreed to start painting this spring. Due to weather issues, we expect to paint half the complex in the spring and half in the fall. The estimated cost is \$200,000. This price does not include painting of your unit's front door or the metal edges of windows and balcony sliding glass doors.

Roof Replacement.

Unfortunately, the roof has reached the end of its useful life and we are scheduling its replacement in 2022. We expect it to cost about \$725,000. Giving the strong real estate market, that cost is about 20% higher than estimates we recently had received. This additional cost is going to put our reserves in a bit of a squeeze, we will keep you abreast.

Snowmass Mountain Condominiums

P.O. Box 5124 55 Upper Woodbridge Road Snowmass Village, CO 81615
Tom Sherman, President: tsherm1210@gmail.com; Kirk Samsel, Vice President: jsamsel@hotmail.com;
Merc Mercatoris, Treasurer: dmerc6416@gmail.com; Dave Wolff, Director: wolfffamily1@comcast.net,
Dick Wallace Secretary: rwallace@fifielpartners.com
Steve Frischmann, Property Manager: mighty4@mightyousemanagement.com



Complex noise issues.

Some people express this as Short-term renters versus Full-time residents; however, the Board is addressing this as noise / nuisance issue that could affect anyone occupying a unit. First, the buildings are about 50 years old and original soundproofing was probably not as good as it should have been. As you should know, anytime you look to replace your units flooring you must adhere to our newish guidelines on what must go underneath your new flooring. It is not an onerous additional cost and in fact about standard for most quality installations. There have been a number of unit owners who have sound insulated ceilings and walls with great success. MMM can provide details if you are interested. Additionally, the Board has adopted new Disturbance Guidelines for all unit owners and renters which is attached, and will also be going to the management companies.

The grounds at SMC.

We have been working on grounds at SMC. New perennials were planted around the front entrance sign and additional plantings at the Vill Garden. Hopefully you will see a great color come spring and summer. Next spring, we hope to create a perennial garden on the left side of the driveway at the entrance.

MMM has been more diligent in keeping things clean. Our communal hallways and garages are being swept more often, we hope you notice.

Ski Season

The ski season has been very quiet so far due to the pandemic. The mountain is at about half or less than normal capacity. Our condo rental units have seen less than normal occupancy.

SMC Board of Directors

Snowmass Mountain Condominiums

P.O. Box 5124 55 Upper Woodbridge Road Snowmass Village, CO 81615

Tom Sherman, President: tsherm1210@gmail.com; Kirk Samsel, Vice President: jsamsel@hotmail.com;

Merc Mercatoris, Treasurer: dmerc6416@gmail.com ; Dave Wolff, Director: wolfffamily1@comcast.net,

Dick Wallace Secretary: rwallace@fifielpartners.com

Steve Frischmann, Property Manager: mighty4@mightyousemanagement.com



Hot Tub and Spa Reservation System

Introduction

Due to the COVID-19 restrictions, and to keep our residents safe, we were forced to go to a reservation system for the Hot Tub and Gym. There is only one household allowed at one time. A properly worn face covering (covering the mouth and nose) must be worn at all times while in the gym and A building. It is not necessary to wear a face-covering while in the hot tub. If anyone is seen in the A building either not wearing a face covering or not wearing one properly, their key card will be shut down without notice. Please keep in mind there is a security camera in the building. The sauna and bathrooms will remain closed.

Until further notice this service is intended for Owners, full time or seasonal residents only, not for friends, guests or short term renters. For these purposes, a seasonal renter is a renter staying for more than 31 days.

How to book

Until further notice this service is intended for Owners, full time or seasonal residents only, not for friends, guests or short term renters. For these purposes, a seasonal resident is a renter staying for more than 31 days.

Hot tub - <https://www.picktime.com/SMCSPA>

Gym - <https://www.picktime.com/SMCGYM>

Snowmass Mountain Condominiums

P.O. Box 5124 55 Upper Woodbridge Road Snowmass Village, CO 81615
Tom Sherman, President: tsherm1210@gmail.com; Kirk Samsel, Vice President: jsamsel@hotmail.com;
Merc Mercatoris, Treasurer: dmerc6416@gmail.com; Dave Wolff, Director: wolfffamily1@comcast.net,
Dick Wallace Secretary: rwallace@fifieldpartners.com
Steve Frischmann, Property Manager: mighty4@mightyousemanagement.com