



## Snowmass Mountain Condominiums Home Owners Association

### Board of Directors Newsletter

December 9, 2016

Dear SMC Owners:

Snow has finally arrived in Snowmass Village along with sub-zero temperatures. Our complex sits high on our side of the mountain and is constantly buffeted by the strong winds that accompany winter storms. The snowmelt system in the driveway area, new flues and fireboxes plus the installation of insulation in the chimney chases, and near-completion of the planned replacement of heaters and boilers in all buildings should help owners make it through the coldest days and nights.

The age of our complex -- built at a time when building codes and energy efficiency were almost non-existent -- is a constant challenge for our HOA and Property Management team at MMM. As announced in the fall newsletter, on October 1 the HOA transitioned to a **new property management company, Mighty Mouse Management** under the leadership of Stan Stokes. MMM is working hard to reverse the years of band-aid approaches to maintenance of our property and move us toward permanent fixes of our perennial maintenance problems. It's a work in progress but we're moving in the right direction.

Although many units in the complex rely on electric baseboard heating elements within the unit, several buildings -- A, B-C, D-E -- rely on a gas-boiler heating system shared in common. Problems have arisen when owners in these buildings have acted on their own to "fix" heating problems and have damaged the commonly owned system. In response, the Board has adopted a new **policy governing the common heating systems** for those five buildings. Although it pertains only to a subset of owners, the new policy is attached to this newsletter for all to see. It will also be emailed separately to owners in Buildings A-E.

**Firewood** is available as an amenity to owners and guests. The firewood shed is locked to prevent theft. The access code is 2015.

**Replacement of all decks and balconies** throughout the complex was completed during the fall off-season. The new materials not only enhance the appearance of the property but should give years of maintenance-free service to owners and guests.

An **Owner Contact Form** was emailed to all owners of record during the fall. The information requested is necessary for proper management of the complex. The property manager needs to know who lives here, whom to contact when there are issues with a unit, and how to reach

#### **Snowmass Mountain Condominiums Board of Directors**

Mike Mitchell, President: [mbmmitch@gmail.com](mailto:mbmmitch@gmail.com) Kirk Samsel, Vice President: [jsamsel@hotmail.com](mailto:jsamsel@hotmail.com) Chris Madigan,  
Treasurer: [chris\\_madigan@yahoo.com](mailto:chris_madigan@yahoo.com) Greer Fox, Secretary: [greerfox@charter.net](mailto:greerfox@charter.net)  
Carl Vill, Director: [villcarljoan@aol.com](mailto:villcarljoan@aol.com)

you. It is in the best interests of all owners to have this contact information, and our Rules and Regulations require it. Just over half of the owners of record have responded to date. Board members will telephone nonresponsive owners directly in January to obtain the requested information. If you are among the 26 owners who have yet to send back the form, you can expect to hear from us.

**Parking:** Tenants and some owners have multiple cars on the property. There is only one parking space per unit. MMM has been asked to monitor parking closely and to boot and fine violators. Owners are responsible for their tenants.

**Board Officers for FY2017:** Board members and their email addresses are listed at the bottom of each page of the newsletter.

Your concerns, questions, and comments to any member of the Board are always welcome and will be responded to as best we can.

Sincerely,

Your Board of Directors

**Snowmass Mountain Condominiums Board of Directors**

2

Mike Mitchell, President: [mbmmitch@gmail.com](mailto:mbmmitch@gmail.com) Kirk Samsel, Vice President: [jsamsel@hotmail.com](mailto:jsamsel@hotmail.com) Chris Madigan,  
Treasurer: [chris\\_madigan@yahoo.com](mailto:chris_madigan@yahoo.com) Greer Fox, Secretary: [greerfox@charter.net](mailto:greerfox@charter.net)  
Carl Vill, Director: [villcarljoan@aol.com](mailto:villcarljoan@aol.com)