

Snowmass Mountain Condominiums Home Owners Association

Board of Directors Newsletter

April 10, 2015

Dear SMC Owners:

“Remodel Projects,” that is, **Owner-initiated renovation, construction, and/or remodeling of individual condo units**, is the focus of this newsletter. Our complex welcomes the updating and refurbishing of condos by individual Owners because each project has the potential of increasing value for everyone in the HOA. When done properly, we all benefit.

However, if handled improperly, such Remodel Projects can negatively affect the safety, soundness, appearance and overall value of the complex and potentially put at risk the validity of the buildings’ insurance for the complex that is held by the HOA. In addition, construction/renovation in individual units can be quite disruptive to neighbors, impinge upon the tranquility and order of the complex, overcrowd the parking area, and spill into common areas.

In the recent past, the remediation work needed to correct for poor construction techniques in unapproved owner-initiated projects in different buildings in the complex has been very costly to the HOA. Moreover, the presence of workmen from dawn to darkness over several hours or days and weeks has been disruptive and annoying to Owners and renters in neighboring units, especially when there has been no advance notification of a neighbor’s remodel plans.

The Board has carefully reviewed the existing sections of the Rules and Regulations and Condominium declarations that govern Remodel Projects. **The rules and regulations are based on common sense and community sensitivity.** They are designed to ensure that work is done with HOA knowledge, including Board approval, and with basic safeguards in place, to facilitate the process for owners who wish to renovate or remodel their units, and to avoid shoddy work and unpleasant situations for Property Management and other Owners who are affected by a unit Owner’s construction activities.

Remodel Projects are defined to include any Unit alteration that requires contractors/trades to be on the property, whether for less than a day or for longer periods of time. Even the simple replacement of furniture or appliances is included, as large appliances or furniture necessitate careful planning for negotiation of stairwells and hallways and for removal and disposal of discarded boxes, packing materials, furniture and/or appliances.

To help Owners as they undertake Remodel Projects, the Rules and Regulations have been clarified and updated. Additionally, we have added **guidelines** and a **checklist** to assist Owners in Remodel Project planning and an **application for review** to assist the Board in its oversight responsibility.. Finally,

2015 Snowmass Mountain Condominiums Board of Directors: Mike Mitchell, President; Kirk Samsel, Vice-President; Greer Fox, Secretary; Lori McCool, Treasurer; Carl Vill, Director

we have included a draft **notification letter** that Owners can use to give advance warning to neighboring units about impending remodel work overhead, underneath, or next door.

Please keep in mind that very few of the Rules and Regulations are new. What is new is the increased commitment of the Board to monitoring Owner-initiated construction at our complex. Owners have been very clear at recent HOA meetings that they want the rules enforced and applied to everyone. The Board has instructed our Property Management team about the necessity of increased vigilance of owner-initiated construction. By clarification of the Rules and Regulations governing such projects along with the accompanying application for review, guidelines, checklist, and notification letter we hope we have made the process more transparent for everyone so that compliance is straightforward.

Section VI of the Rules and Regulations, which govern Remodel Projects, are appended to this letter along with the guidelines and checklist. Along with these new documents, we have included as well a sample of the indemnity agreement form that the Board has used in the past with certain remodel projects. All documents will be mailed by US mail to Owners and posted to the Owner's page of the SMC website.

Effective immediately, Owners are asked to follow the Rules, guidelines, and checklist, and to use the application form to initiate Board review of their plans and the notification letter to alert Owners of neighboring units. For Owners who may be planning renovations starting in May, we will work closely with you to ensure that Board review does not delay your project. Finally, we reiterate that these rules have always been there and underline that it is in everyone's best interest as a community always to have transparency and communication about anything that affects more than one Owner.

Sincerely,

Greer Fox, Secretary