



Board of Directors Newsletter May 4, 2017

Dear SMC Owners:

After a successful winter season, Snowmass Village once again enjoys a brief respite from visitors before summer activities begin. This time of relative quiet is the signal for many maintenance projects around the complex that have awaited the end of the ice, snow, and freezing temperatures. This Board, with the support of Owners, is committed to shifting the complex from its current "value" status to a deluxe rating through proactive maintenance as well as continuous investments in upgrades to the property.

Enforcement of Rules and Regulations

The shoulder season is also a time when many Owners, tenants, and renters appear to forget that the entire condo complex is a non-smoking complex; that Owners only (and not renters) are allowed to have dogs, who must be registered -- and only one small dog at that; that only one parking space is assigned per unit; that vehicles over 18 feet long are not permitted in the parking spaces; and that balconies and patios are not for storing items spilling out of units. Following a winter season in which the complex suffered several incidents of obnoxious and offensive guest behavior -- some requiring police intervention -- the patience of other Owners, the Board, and Management is growing thin. The Board and many Owners want a more aggressive policy re rule violations at the complex. Otherwise, all the upgrades in the world are a waste of money if people can ignore our governing Rules and Regulations while in residence.

Owners are reminded that the Board has legal authority to make and enforce Rules and Regulations that govern the complex and to issue fines in instances of rule violation. The complete set of Rules is posted on the HOA website. A brief "rules primer" has been placed in all units for the convenience of Owners and their guests, tenants, and short-term renters. All Owners are given a copy of the rules (and consequences of rules violations) along with other legal documents at the time of closing when they purchase into the complex. Quarterly newsletters contain information about updates to the rules and reminders about their availability on the HOA website.

Snowmass Mountain Condominiums

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The Board takes the position that Owners are responsible for a working familiarity with the governing rules and regulations. Further, the Board holds that Owners have been given sufficient notice of the Rules and sufficient notice that their (or their guests' or their renters') rule violations SHALL result in fines. Following Colorado law (CCIOA), owners in violation will be given notice of the Board's intention to levy a fine, with the final decision to impose a fine being taken following a hearing with the Board, should the Owner request one.

Management has been instructed to enforce our rules and levy fines for violations as they occur. Owners will be notified via email of a rule violation and potential fine. Owners, if they choose to do so, can take follow up action with their rental management company, if the problem is with a renter. If it's a problem with an Owner guest or family member, Owner can choose to take direct action. In any case, fines will be imposed immediately unless there is a request for a hearing.

Summer is coming and with the resurrection of Base Village, much new construction will start up in the Village. If the past is any indication, many units at our complex will be rented to seasonal and construction workers. Large pick-up trucks will fill our parking spaces; many will be smokers annoyed by the non-smoking status of the complex. Family guests and renters will want to bring the family pet and fume when they discover they are not permitted to do so. Some vacationers will expect to party late into the night. Some, unfamiliar with proximity to wilderness, will toss food scraps from the balcony onto the bike path. As stated above, Owners are responsible for the behavior of occupants in their unit. The unit Owner will be fined for rule violations by the unit occupants, whether they be Owners, guests or renters.

Owners who rent also should make certain they understand the occupancy limits for long-term (30+ days) rentals in condos of different sizes. These are specified in the Rules and Regulations and can be accessed on-line.

The Board is working with the HOA lawyer for options to address disturbances at and damage to the complex caused over the past several months by teens and younger adults who appear to be part of vacationer/rental groups who come en masse typically during pre-holiday and Spring Break periods. A more detailed letter on this topic will be distributed to all Owners in the near future, and the current proposal is to recommend that Owners notify their rental agents of their intent not to rent their unit to such groups going forward. Doing so would be voluntary, and the Board is hopeful that Owners are willing to be more selective in their choice of rentals, especially since individuals and groups not properly vetted expose the unit owners to fines and penalties, and possibly liability for mischief created by these groups.

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Owners are also reminded that it is not easy to enforce rules. No one likes to be the scold; no one wants to be the one to call someone out for rude or insensitive behavior. We call on Owners to support Management as they work to enforce our rules, and we ask that Owners themselves take responsibility for knowing and adhering to the governing rules and regulations.

Management Matters

Understanding the distinction between management of the property-in-common versus management of individually-owned units is essential in appreciating the broad line that has been drawn by the Board in our attempt to manage costs more effectively for the complex. MMM has a contract for management of the HOA property and has been working diligently since October 1, 2016 to become an effective manager of our complex.

As noted in an earlier newsletter, in a first-quarter performance appraisal of their work, the Board was especially pleased with their sophisticated approach to preventive maintenance and noted that the complex has benefited materially from their intimate knowledge of building services subcontractors (eg, pool service, concrete maintenance, internet providers, plumbing suppliers) in the valley. As discussed in earlier newsletters, some guest services that Owners have come to expect gratis (eg, rides to the airport, key service for visitors) from property management companies are not part of the HOA contract with MMM.

Stan Stokes, President of Mighty Mouse Management, advised the Board in March of the company's decision not to entertain contracts for management of individual units at Snowmass Mountain at this time in order to concentrate efforts on management of the HOA property-in-common. Owners interested in management of their unit are advised to check out the many other property management companies in the area. With all this being said, if Owners have a specific maintenance issue within their unit and are unsure who to approach for repairs, they can contact MMM. If possible, MMM will suggest one or more contractors who have knowledge of the building systems and may be able to help the Owner. It is the Owners sole decision on whether or not to use this contractor.

MMM is contracted to provide accounting and financial management to the HOA. In the most recent quarterly assessment letter, MMM offered an electronic funds transfer option to Owners who wish to take advantage of this. It is entirely optional, of course; Owners who prefer to send their payments via check and US mail are welcome to do so.

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Other Items

Check out the Owners Website. It has been completely revamped and updated, resulting in a more coherent and logical organization of material. Owners will find a new "Frequently Asked Questions" page especially to help Owners respond to questions from their realtors; Owners interested in selling their units are free to share the contents of the FAQ page with their realtor (but not give them direct access to the "Owners only" pages of the website, of course).

The annual HOA meeting is scheduled for August 25, 2017 in the Conference Room of Building A. The Board will meet on site on June 24 and on August 24, 2017.

As always, the Board welcomes your comments and concerns. Contact information for all Board members is given below.

Sincerely,
The Board of Directors