

Snowmass Mountain Condominiums Home Owners Association

Board of Directors Newsletter

June 25, 2014

Dear Owners:

As the summer season approaches, the complex is filling up with owners, renters, and guests. In this newsletter, I want to share with you an update of the major project of the spring: the facelift for the pool area. First, however, I just have to say that when I arrived at Snowmass Mountain Condos a few weeks ago, I thought I had never seen the complex look so wonderful. The grass is lush; the aspen trees planted over the past spring and fall are all doing well; the several wild rose bushes are beginning to bloom. And the six spruce trees that brightened the driveway area all winter are now replanted strategically throughout our property. Even the bare shale slopes behind the upper buildings are filling in with silver lupine, blue penstemon, and yellow balsam root. After our hard years of constant construction, our complex is now a welcoming and lovely place to be.

You may recall from our last newsletter in March that the Board reluctantly decided not to go forward at this time with a massive, very expensive undertaking to replace the swimming pool; rather we elected to do a simpler “fix” of several of the worst problems that would give us another five or more years of service with the existing pool shell.

I share below an excerpt of an email I wrote to other Board members when I arrived earlier this month that contained my assessment of the outcome. On the owners website you’ll find some photos of the results; especially telling are the before and after pictures.

“I am very favorably impressed with the work that has been done and the fact that our contractor, Roger Eshelman, has stayed on the job every evening well past normal work hours. The pool area looks terrific from the parking lot above, from the bike path below, and up close. The pool decking, the new patio decking and railing, the replacement of the tie wall below the mechanical room, the stairwells down to the pool from the amenity building, and the old pool shell itself — it all is done with care and blends in with the A building even better than we might have anticipated. I think we are very fortunate, once again, to have landed a contractor who is conscientious, professional and honorable. He has seen things we didn't see and repaired them. I hand it to Hank Hays [SH Property Manager] for finding him, and to Hank, Kirk Samsel, and Carl Vill [Board members] and working with him so closely that he clearly knew what we wanted and the standard of workmanship we desired.”

Upon completion of the project, the contractor left a detailed memorandum of needed maintenance for the pool area that should help us preserve the benefits of this project well into the future. The Board authorized the installation of a new card-reader security system for the pool gate and doors to the amenity building, which should be operational shortly. When fully functional, this system will give us vital protection for this area.

I hope all owners will find their way to Snowmass Village over the next several months to enjoy all the amenity areas that have been refurbished and renewed over the past year: locker rooms, spa, and now the pool area. This completes the planned phase of major projects for our complex, and now we can turn our attention to stabilization and maintenance of the property, with orderly, proactive budgeting for anticipated ongoing major maintenance.

Reminder: The annual meeting of the Snowmass Condominiums HOA is scheduled for Saturday, August 22. The Board will meet on August 21.

Minutes of Board meetings and monthly financials are posted regularly to the Owner's Section of the Snowmass Mountain Condominiums website. All Board meetings are open to owners; and as always, the members of the Board are available via email or phone call and welcome your interest, questions, and comments.

Sincerely,

Greer Fox

Board Secretary