

Snowmass Mountain Condominiums Construction Update Weeks 23 September 20-26, 2011

Hello SMC Owners – the attached picture says it all – the wall is almost complete throughout the length of what will become the new driveway. Hank took the shot from the top of Building C on Tuesday of this week. The wall is massive!



As you can see from Hank's picture, work is also progressing on the stabilization of support poles for the carports and on the demolition and replacement of the entry portions of the concrete floors of the carports. And Carl Vill has taken another series of photos that are posted on the website, with great views of the wall from the bike path and elsewhere. Carl's photos not only show the progress on the wall, including refilling the pit and compaction of the new fill, but they also picture the continuing work on the entry staircase to the office in Building A.

It's crunch time now on the project, with our contractor and subs working from dawn to dark six days a week now, racing against the weather to mount the stairways to the lower buildings, install the snowmelt driveway, build the guard rail fence that will line the driveway, install light fixtures throughout the property, and so forth. In addition, while trying to stay out of the way of the Neenan work force, our own crews are rebuilding the decks on the lower buildings; working to refurbish the area surrounding the pool and pool deck; addressing the fire mitigation of brush and trees too close to buildings in the entire site – as per fire marshal direction; and

working on new storage areas. Rip rap (a rock fill comprised of rough-crushed, 2-inch rock) – called for in the original landscape design -- is being laid down between Buildings I and J and K and L this fall to protect against erosion of the slopes between the wall and the bike path (it's too late now to do the reseeding of the lawn in those areas that we hoped would be possible in late summer). Landscape Committee Chair Danny Teitelbaum is taking landscape contractors on a walk through the site today (Friday) to scope out the landscaping work that will need to be done in 2012.

Thursday the Board met in a lengthy conference call. Among the matters the Board discussed: liens will be filed against the few owners in arrears on the special assessment, a step necessary to protect the interests of the HOA and in fairness to all owners who are current in their payments. The final installment on the special assessment will be billed to owners on October 1 with a due date thirty days later. Budget for the project. At this point, the project is just slightly over budget, but it's too early – and too close to target figures -- to call. The Board is watching the budget very closely. Project completion date is still projected to be November 23. It will be possible to be more confident of meeting this date once we know exactly when the concrete starts to be poured for the driveway.

The Board decided to move the date for the Annual HOA meeting from December to January – with **January 14, 2012 as the tentative date**. Why? For several reasons, chief among them the activities of the holiday season: many owners like to rent their units during the holidays, but others like to be home for the season, travel costs are highest during the holidays, and finding a date in December that pleased everyone seemed impossible.

As owners begin to think about reopening their units, the Board reminds owners that HOA rules and regulations will be in force, and management has been instructed to enforce them vigorously for **all** owners. Among the most problematic and most often violated rules are **pet regulations**: renters may not have pets, period, and owners with pets must clean up after their pets; **parking**: one space per unit and in the space assigned, size regulations for vehicles will be enforced (oversize SUVs and trucks will not be permitted, period); **occupancy limits**: new, lower occupancy limits will be strictly enforced; **long-term rental leases**: starting with reopening, all long-term rental leases must have Board approval *prior to occupancy*. The Board will forward to all owners the revised rules and regulations after final Board review and approval.

Finally, owners who wish to contract with Snowmass Hospitality for cleaning and reopening their units should contact Hank Hays (hhays@snowmasshospitality.com) for more information. As always, you are welcome to contact Hank or any of the Board members with questions or concerns. --- Greer Fox, greerfox@charter.net