



## Board of Directors Newsletter October 18, 2017

**Dear SMC Owners:**

This Newsletter provides an update of several items that the Board has considered since the annual HOA meeting.

### **Change of Property Manager:**

The Board welcomed Steve Frischmann, who recently replaced Jeff Schwitters as the MMM Property Manager of SMC. Steve has worked with MMM for 3 years and has training and experience in property management in Snowmass Village and elsewhere in the Roaring Fork Valley. Steve and his wife currently are renting a unit in the I-Building at SMC. The MMM Property Manager telephone number (970-618-4095) and email address ([mighty4@mightyousemanagement.com](mailto:mighty4@mightyousemanagement.com)) have not changed.

In the wake of Hurricane Irma, Jeff decided not to return to Colorado. Not only does Jeff own property in Florida, but he also has family there. The Board expressed its appreciation to MMM for the property management services that Jeff had provided during his time as property manager, including the excellent progress on reducing the backlog of maintenance items, rules enforcement and his proactive management attitude in general. The Board emphasized to MMM that they expected this proactive approach to property management to continue.

### **Remodel of Building-A Office and Conference Room:**

In light of the concerns voiced by owners at the HOA meeting in August, the Board decided to postpone the planned remodel of the office entry and conference room space. The Board remains convinced that this remodel will enhance the amenities and value of the property as a whole. This remodel will now be considered for inclusion as part of the comprehensive strategic plan for the complex.

### **Roof Repair:**

After much consideration, the Board elected to undertake only essential repairs to building roofs this fall, which will extend the useful life of the current roofs by about 3 years, and to plan for the replacement of roofs in their entirety as part of the strategic plan so that the scheduling of the work, shingle color selection, etc. can be coordinated with other upgrades to the external elements of the complex.

**Snowmass Mountain Condominiums**

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### Internet Service Upgrades:

The Board and MMM had been assured by Comcast that this work would commence in September. However, it now appears that additional underground cabling is required prior to the installation of above-ground cables and replacement of in-unit reception boxes and remotes. Comcast is now scheduling this work for late October/early November, while still promising completion by Thanksgiving. Owners will be notified in advance when their particular unit has been scheduled for box/cable installation. Until then, the current cable and internet service will remain as is.

In terms of the new service to be provided, we have received some questions and provide the following information to all Owners:

- The new service will be individually password protected for each customer/Unit.
- Comcast will install an XG2 non-DVR X1 TV box on the first outlet. If a resident wishes to upgrade to an X1 DVR, we have been told that the additional fee will be \$9.95/month.
- The Association has contracted for the Performance Pro Internet tier; this is rated at 100 Mbps download / 5Mbps upload speed. Comcast provides the XB3 DOCSIS 3.0 cable modem, with integrated 4-port LAN switch, firewall, and dual-band Wi-Fi at no additional charge as part of the bulk agreement.
- Any resident is welcome to use their personally-owned DOCSIS 3.0 cable modem and firewall; the resident (and not Comcast) is then responsible for configuration and maintenance of that equipment.
- During the planning for the bulk installation, the Comcast fulfillment team reviews any existing individual accounts and changes the billing as necessary to ensure that services and equipment provided by the Association are billed at \$0 to any current personal accounts.
- Individual residents are welcome to upgrade to the faster speed tiers or additional video services and equipment at any time by creating a personal billing account and paying the difference between the upgrades and the bulk services and equipment provided by the Association.
- Customers with bulk accounts (which will include SMC once the installation is complete) will have access to the Xfinity Communities Bulk Support Center, with representatives trained on the nuances of bulk agreements, house accounts, and upgraded personal accounts. This support number will be **855-307-4896**.

### Reminder re Unit Occupancy Limits and Rentals:

Owners who rent their units are reminded of that the declarations for the complex have established occupancy limits for long-term (30+ days) rentals. See Section V of the SMC Rules and Regulations (appended for your review). Defining occupancy limits for short-stay rentals (<30 days) is under consideration by the Board.

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**Unit Insurance Coverage:** Owners are advised to be sure their insurance policy includes recommended coverage for units, including rental to short-term or long-term tenants (check the Owners website for this information).

**Rentals to “Value” Groups:** Owners are asked once again to consider carefully whether they wish to rent to “value” groups, some of whose members’ behavior was unacceptable at this complex last winter season. Recent newsletters contained information about this problem and actions owners might take.

**Rules Primer:** All owners are reminded that a Rules Primer, a summary of the rules and regulations for the complex, has been placed in all units by Management so that your renters and guests are informed of these. Owners are responsible for compliance with the rules and regulations of any renters or guests in their units. A copy is appended to the Newsletter.

**New Owners:** The Board welcomes new owners in A-3, Eric and Kellene Hansen, and Hadyn Mackay in B-3.

**Owner Contact Information:** Finally, the Board reminds Owners to update their contact details with the Property Manager and the Board if your information (mailing address, email, telephone numbers) has changed.

The Board welcomes your comments and concerns, and email addresses of all Board members are listed below to facilitate contact with Board members.

Sincerely,

The Board of Directors

**Attachments:** p. 4 Rules and Regulations Section V. Occupancy Limits  
p. 5 Rules Primer

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## Appendix A: Section V of Rules and Regulations

### V. Rental Unit Policies

- a. The Owner shall provide to the Board and to the Managing Agent a copy of each long-term lease, with a listing of occupant names and ages, in writing and prior to tenants occupying the space.
- b. Further, the Owner will supply the Board or Managing Agent with a signed statement by the lessee(s) that there will be no pets in the Unit during the term of the lease and that the lessee(s) have read and will abide by these Rules and Regulations.
- c. Maximum occupancy: No Snowmass Mountain Condominium unit will be permitted to be rented with occupancy of more than two persons in a 1-bedroom unit, 4 persons in a 2-bedroom unit, and 6 persons in a 3-bedroom unit, in any combination of children and adults. An adult is anyone 18 years or older.
- d. Lessees are not permitted to host overnight guests in the rental unit which would cause the number of occupants to exceed that provided in Section 5.c without advance permission of the Owner of the Unit and the Managing Agent.
- e. These rules apply to any Unit put into rental whether by the Managing Agent, by outside management companies, or rentals secured by the Owner.

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## Appendix B: Rules Primer

### **Snowmass Mountain Condominiums Rules and Regulations A Primer for Owners, Renters, and Guests**

**Smoking:** SMC is a **non-smoking complex**. Smoking is not permitted anywhere on the grounds or buildings including patios, decks or balconies, stairwells, pool, or driveway area.

**Pets:** Pets are NOT permitted in units unless the pet belongs to the **unit owner** and is properly **registered** with the HOA. Pets must be on leash at all times outside the unit; three pet waste stations are available on site.

**Parking:** Each unit has **one and only one** assigned parking place. Parking tags (obtained from Property Manager) are required and should be displayed in the car. Violators will be booted or towed and fined.

**Quiet Hours:** Complex quiet hours are from **10:00 PM to 8:00 AM**. Please be considerate of other residents and avoid making excessive noise at other times.

**Pool/Jacuzzi and Fitness Room:** Pool/Jacuzzi hours are from 9:00AM to 10:00 PM. The Amenity Building and Pool are accessible only with the key card issued to each unit. Children 12 and under must be supervised by an adult present at the pool.

**Trash:** Trash and single-stream recyclables are to be deposited in the trash shed between Building G and the carports. The trash shed is locked as a deterrent to bears and other wildlife. Do not leave trash outside your unit, on the deck/patio, or next to the ash cans in stairwells.

**Balconies and Patios:** Two chairs, one table, one two-burner grill, one bird feeder, and two planters of 18 inches diameter or less are permissible on patios and balconies. No other items are permissible on patios or balconies.

**Common Sense:** Do not throw food or other items off patios or balconies into the lawn or onto the bike path as this attracts and endangers wildlife.

**Common Courtesy:** Recognize that others are in residence and all share responsibility for the common spaces in the complex.

**Rule Violations and Disturbances:** Rule violations or disturbances are to be reported to Johnathan Dunn, the Property Manager (970-618-4095) during regular business hours and to the Snowmass Village Police Department for after- hours violations (970-923-5330). Unit owners are responsible for guests and renters. Rule violations can entail a \$100 fine to the owner of the unit.

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