

Snowmass Mountain Construction Update Week 12: July 3 – July 9, 2011

This week saw the onset of summer mountain monsoon season. Snowmass Village has experienced thunderstorms every afternoon, some beginning early in the day but leaving us with a beautiful evening, such as the one that drowned the Thursday night concert on Fanny Hill only to reward the community a bit later with a vibrant double rainbow that stretched across Snowmass from the Rodeo lot all the way up beyond Elk Camp. Despite the daily rainfall, the construction site remains dusty and dry for the most part, and the construction continues rapidly. With luck, the excavation and shoring phase will be far enough along that work on the MSE wall can begin by the end of the month.

With four board members in town this week (George, Carl, Greer, and Lori), the Board met informally Tuesday to review our progress and talk over several issues that continue to need attention. We have asked Neenan for sketches of alternative finishes for the parking lot fencing and for examples of railings and a mockup of the stairwell railings; we're working with John Mechling on how to do repairs to the concrete floors of the carports; and on Thursday we joined in a two-hour conference call with Neenan principals Bob Meserve, Ron New, and Bill Perry to work through the open-items list. The conference call was the third project meeting of the morning for Carl and George, and there was still the cement contractor to confer with after the conference call.

In the meantime, two owners emailed me with questions about some of the pictures in the previous update (week 11). To clarify, the buildings in the photos have not yet been painted in the new palette; although some painting is underway on faces of buildings that are not adjacent to the excavation, the building faces that front onto the driveway will not be painted until much later, certainly after the excavation/shoring/infill phases have been completed. The second question asked about the views from windows in the lower buildings. They will no longer be the old, dark tie wall; instead, the windows will front onto the new MSE wall constructed of a light-colored Allen Block which should reflect considerably more ambient light into those units. Please feel free to email me if you have questions (greerfox@charter.net).

As an aside, while Carl, George, and I were walking to the SMC site for the meeting yesterday, we encountered condo owners from the Woodbridge Complex who were sympathetic and understanding about the noise, dust, and diesel fumes that our construction is causing and who were very complimentary about the new paint palette visible on one side of Building L. Whew! We were glad to be able to tell them about our having replaced a crushed storm drain that aligns the property line between our complex and theirs and which should mitigate some of the overflow flooding Woodbridge has experienced in their driveway after heavy rains. Our neighbors are inadvertent participants in our construction project, and we owe them all some thanks for their understanding.

The chair of our Landscape Committee, Danny Tietelbaum, has also been in Snowmass for the past several weeks and has already begun working with his committee members

(Kate Soper, Melissa Temple, and Kurt Samsel) on how to tackle this critical phase of the project. I asked Danny if I could share his email below with all owners – his pictures make very clear the scope of the project and the extensive landscaping work that will remain after all the construction workers have departed. Danny's email address is toxdoc@ix.netcom.com and Danny and his committee would like to hear from everyone about ideas for landscaping the complex, which will begin in earnest in 2012.

Friends and Neighbors:

Greer Fox, Hank Hays and I walked through the project this week discussed some very, very, preliminary ideas about landscaping. Attached is a PDF of pictures taken of critical areas that need attention early in our landscaping plan. Other areas, such as the border of the trail on the lower buildings, the area behind buildings G - C, various planters, the areas between the lower buildings and the areas near and behind the new walls if any such areas for plantings exist will also have to be addressed. I would appreciate it if you would all consider the images and begin to think about what we might plan for restoration of our homes. Any feedback you would like to give the committee would be appreciated and will be added to the files for our planning. We would like to have a plan for the most critical areas ready for the December annual meeting and some kind of budget for the work so that planting and restoration can begin next spring. As Hank commented when we finished our walkthrough, "At least we will be beginning with a clean slate."

I'd welcome your thoughts.

Danny Teitelbaum



1 entryway june292011



2 Entryway June292011 2



3 Entryway Building L side Showing Area Where Sign Was Removed



4 General View from Entryway Looking over entire project



5 Building A Entry to Office Pool Conference June 29 2011 1



6 Pool View from Roadway Adjacent to Building A 1



7 Pool View from Bike Path looking up Between Building H and A at Buildings D and C