

Snowmass Mountain Condominiums Construction Update
Week 14 July 18-24, 2011

Hello Owners! It's more challenging to write these updates from here in Knoxville, Tennessee where our usual summer temperatures in the upper 90s (and humidity to match) are actually cooler than other cities in the Midwest and along the East Coast. I envy those of you who are in the mountains right now.

The main news from the construction side of the project is that the excavation and shoring are nearing completion and the MSE wall work will start very soon. There should be pictures of the wall to share in the next week or two. Also, a design for the parking lot guardrail and fencing was settled upon after much deliberation and consideration of different materials and designs. We will have Allen block pilasters every 16 feet along the edge of the driveway, with a double-rail, open baluster steel railing connecting the pilasters. If you're in town, take a look at the fencing at the Viceroy. Ours will be very similar and should give us both security and a wonderful upgrade to the parking area on top.

And there is good news about the problematic areas of the carports that were discussed in an earlier update: the broken concrete floors and the poor construction from earlier years had allowed water to seep alongside the metal support posts and also down into the corners of the buildings (see the next two pictures). At the Board's conference call on Tuesday, a plan was approved for addressing these issues once and for all. Again, as with so much of this project, the design details will be buried, so that when it's completed, all we will see is a nicely finished surface on the concrete floors, around the support poles, and on the corners of the buildings.

The first picture shows areas of rotted wood frame on the corner of this carport, not visible until the driveway was removed. Water has been seeping down into the subsurface and eroding the soil and rotting away the building. Owners should note that this problem and this fix was NOT part of the contract with the Neenan Company; this was a surprise that surfaced once the project began in earnest.

The second picture is an example of the broken concrete that is found in many of the carports. Over the years, the concrete has been patched and repaired with different materials and in different ways so that there is quite a lot of variance from carport to carport. These problematic areas of concrete will be cut out and repaired so that there will be a good fit with the new concrete snow-melt driveway in the complex.



In acknowledgement of the second installment of our assessment, which is due at the end of the coming week, I'm including a picture of the major slide that occurred

on the Campground ski run this year, the third year in a row that such slides have happened on this slope. These pictures are a reminder of why we have undertaken the wall repair project at our complex. As the headline in one of the Aspen papers put it, "The Mountains Are Moving." Certainly we are not alone as owners of mountain property who are facing this issue. It's to our credit that we have been appropriately, albeit painfully, proactive at our complex in addressing the potentiality of a major slide on our side of the mountain.



In other news, the Landscape Committee thanks several owners who have emailed suggestions and offers to help. Lori McCool, Board Treasurer, visited the Neenan Company headquarters to review the financial side of the project. Board President George Falk and Vice-President Carl Vill appeared at the Snowmass Water and Sanitation Board meeting to argue our position relative to their requirements for lines that could accommodate future development beyond our property boundaries.

The full Snowmass Mountain Condo Board will meet on August 7-9 in Snowmass; among our agenda items are a revision of our governing Rules and Regulations with a view toward capitalizing on the upgrade of the complex, storage spaces for units currently without external owner storage, exterior lighting for the complex and uniform exterior furnishings for decks and patios. As always, your comments and suggestions are welcome.

Stay cool! Greer Fox, Director greerfox@charter.net