

Snowcrest Condominium Unit Owner Association, Inc.
April 1, 2009

Dear Snowcrest Homeowners:

The Snowcrest Executive Board met on March 28, 2009. The minutes of the meeting are attached and will be posted on our website <http://snowcrestassoc.org>

On the financial side, the news is mixed. As you should know, we applied for a sales tax refund for each Snowcrest homeowner since a decision was made in 2008 that homeowner associations were not required to collect sales tax from homeowners. The 1 bedroom units received \$296.50 and the 2 bedrooms received \$402.68. These amounts have been applied to each homeowners account. They may be deducted all at once from a monthly payment, or can be pro-rated as the owner desires. An additional amount for 2009 sales tax collected will be credited to each unit in December. If you have not already done so, contact Kandy to let her know how you would like the credit applied.

Now the bad news. Electricity for the area increased 18% as of January 1, 2009. Next year the water and sewer rates will increase as the rates have gone up. (For more information regarding the status of this mess, see the attached Minutes.) It was not necessary to increase homeowners fees for this item for 2009 as monies had been collected previously and had been put in a reserve account in anticipation of the impending increase. However, this will not cover the costs for next year and we will have to increase Association Fees accordingly. We will let you know our best guess as soon as we have the figures.

The pet waste situation has improved and we thank the pet owners for their cooperation. We are still having somewhat of a problem with renters bringing pets. Greg has evicted 7 this year and we will continue to enforce this rule. We have clearly and repeatedly informed the rental agencies of our policy, but it would be helpful if in your dealings with them, you would remind them. If you are renting your unit without an agent, the same rules apply-no pets. When an eviction occurs there is a potential loss of income to the homeowner just like any other eviction for rule violation.

The Board and I are looking forward to continuing to serve as your Homeowners Association representatives. If you have any questions or issues that you would like for your Board to address, or you are not on our email distribution list and would like to be added, you can contact me as follows:

Home Phone: 740-593-3849

Email address: ziggydog@verizon.net (PLEASE NOTE NEW EMAIL ADDRESS)

Address: 280 Park Lane Dr.
Athens, OH 45701

Sincerely,

David Roach, President

NOTE:

All communications, with rare exceptions, with Homeowners will be done electronically. All information will thus be by email or posted on the website (<http://snowcrestassoc.org>) UNLESS you wish to have hard copies of information. To request this please get in touch with me