

Snowcrest Condominium Unit Owner Association, Inc.
June 21, 2005

Dear Snowcrest Homeowners:

At the May 28th meeting of your Board of Directors, I was again elected President of the Snowcrest Homeowners Association. We had very good attendance at the Homeowners meeting and made some important decisions as you will see in the Minutes. The Minutes of the Board Meeting of May 27, 2005, the Homeowners Meeting of May 28, 2005, and the Board Meeting of May 28, 2005 are posted on our website <http://snowcrestassoc.org>

Some highlights of those meetings include:

Marc Ramos' contract was renewed for next year, and we are very pleased to have him back. The new contract provides for a significant increase in the contract amount (\$13,000). Marc made a presentation to the Board (See Minutes of May 27, 2005) that helped us to realize that one person cannot manage this complex and maintain it at the level that is needed. Marc has been paying a person to assist him out of his pocket and the increase was granted to help defray those costs. We have been extremely pleased with Marc's work and we believe that the increase is necessary for him to continue the high quality service that he has provided in the past.

Unfortunately we will most likely have to increase association fees next year. The county has taken over the sewage treatment and they are building a new facility to meet the needs of Snowshoe and the property surrounding the mountain. This cost will not surprisingly be passed on to us and there is little that we can do about it. Snowshoe will still provide water, but they are asking for about a 68% increase. Through SPOC, we are filing a protest that we hope will reduce the increase somewhat. The decision regarding association fees for next year will be made at the September 2005 meeting, but for planning purposes, Kandy estimates that we should expect an increase of about \$70 per month.

There is more "bad" news. The siding on the building may very well need to be replaced. We have a 25 year old building and as those of us who own older homes know, at about 25 years major things have to be replaced. We have budgeted funds in the Maintenance Reserve Fund to repaint and repair the building in 2007. This is essentially what we did 5 years ago. It is very difficult to know whether we can do this again and get another 5 years out of the siding until the rotted siding is removed and the damage assessed. Even if it can, the question is whether we want to spend over \$100,000 to effect repairs that will at best last 5 years. Due to the complexity of this issue we have formed a committee to study the situation and develop a plan for the Board to consider at the September 2005 meeting. Nothing will be done until the summer of 2006 at the earliest. However, if we have to replace the siding, it has been roughly estimated that it will cost about \$500,000. As the Homeowners pretty clearly indicated in the Homeowners Survey (See Below) they would prefer cost increases in the form of a monthly increase. If we obtain a loan and pay it off in 3 years, the cost of just the principle would be an increase of \$144 per month per unit. This is the worst case scenario. Hopefully, we will be able to repair the siding, get 5 years of use out of it and then gradually begin to develop the Maintenance Reserve Fund to pay for it. We will keep you informed.

On a positive note, the chimney inspections have been completed and based on the repairs made, seem to be in good shape.

Last April the Board seriously considered dropping our cable service due to the very poor reception, threats of significant rate increases, and poor service from Adelphia Cable. At that time we began investigating the possibility of installing a satellite system. Also, at that time on behalf of the Homeowners, I filed a complaint with the Public Utilities Commission. We have had a very positive response to this complaint from Adelphia who has corrected some of the problems and appears to be making progress on improving the system. Also, they have been purchased by Time Warner. The Board decided to give Adelphia more time to see if they can bring the service to an acceptable level before changing to a satellite system. Another reason for waiting is that Snowshoe has indicated that they will not rent our units if we do not have the Snowshoe Channel. This would affect about 20 Homeowners. Representatives of the satellite company

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are working with Snowshoe to see if this channel could be added. We would like to wait for the outcome of these negotiations before making any further decisions on this matter.

The Homeowners Survey results were discussed and they are posted on the website. Click on "News"

Anne Dandelet has joined the Board as a new member, and John Krause will be the Secretary replacing Elaine Parker. All other Board Members and Officers are the same as last year.

The Board Meeting Schedule 2005-06 is;

September 17, 2005 9:00 AM

April 1, 2006 8:00 AM

June TBA (In conjunction with Homeowners Weekend which is typically the 3rd weekend. A meeting will be held on Friday evening (7:30 PM) before the Homeowners Meeting and after the Homeowners Meeting)

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

Work Phone: 740-594-4235

Email address: ziggydog@verizon.net (Home)

Email address: 91_droach@seovec.org (Work)

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:

If you have not already done so, send me your email address and I will add you to my distribution list.