

Snowcrest Condominium Unit Owner Association, Inc.
July 7, 2008

Dear Snowcrest Homeowners:

The Board of Directors held its regularly scheduled meeting on June 21, 2008. The Minutes of the Board have been sent to you and have or will be posted on our website <http://snowcrestassoc.org>

I would like to review some of the highlights of the meeting. More detailed information is included in the Minutes of the meeting.

- We are very pleased to announce that our Resident Manager, Greg Elbon has agreed to a two year contract. We have increased his salary by \$10,000 for each year of the two year period. However, so that we may stay within our budget, in the first year of the contract he will receive an increase of \$1,500 for the period of July 1-December 31, 2008 and the remainder for the period of January 1-June 30, 2009. There is a significant penalty if he does not fulfill the two years of the contract. You may think that this is a significant increase, and it is. However, Greg has provided outstanding service as evidenced by his evaluation and we believe that stability in this position is necessary. Due to his diligence, we have had very little damage and very few incidents this year. Finally, I would point out that we are paying him less than we have paid in the past, although that may not be a fair direct comparison.
- We are going to do everything in our power to NOT increase fees this year. We were able to fund the increase above by transferring funds from some line items that we came to realize were over budgeted and possibly postponing the East Entrance project. There are some increases such as propane that we cannot control, but we recognize that costs are up and rentals were down last year, so we will really make an effort to keep the same fee structure.
- The interior painting is completed and we hope to have the new carpet installed by Homeowners Weekend which is August 16, 2008
- As we have made some significant improvements to the interior of the building, in order to keep the appearance and promote some uniformity, we are going to have to begin enforcing some rules that have been neglected and add some new ones. The Appearance Committee recommended and the Board approved the following:
 1. The use of the balconies for storage is prohibited. This is not a new rule, but will be enforced. Please advise your long term renters, as this seems to be an issue for them.
 2. If homeowners wish to have floor mats in front of their units, we are requiring that they be purchased from Classic Flooring (they will not be expensive) so that they will match or appropriately contrast with the carpeting. More information on this will follow.
 3. Existing benches in alcoves may be reinstalled. No new benches will be permitted without the approval of the Decorating Committee. We are seeking a ruling from the Fire Marshal as to whether any benches at all may be installed in the main hallways.
 4. No signs, wreathes or other decorations are to be placed on the doors or walls beside the units. At some point we will upgrade the door numbers and add a design to them.
 5. Only white curtains, curtain liners and blinds will be permitted I windows facing inside or outside, and on drapes on patio doors. Homeowners will have one year to make any changes needed.

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6. We have added to the **SNOWCREST CONDOMINIUM UNIT OWNERS ASSOCIATION RULES AND REGULATIONS** (item 22) to indicate that trash, other debris, or furniture may NOT be left in the hallway for any period of time. This creates an unsightly and unsanitary situation. Furthermore, many times the bags leak which will damage the new carpeting. The Resident Manager is authorized to charge a minimum fee of \$25 to the Homeowner if the above have to be removed by him. I realize that this sounds rather extreme, but we are having problems with not just renters, but homeowners leaving trash in the hall for over a day. This is simply unacceptable.

If you have questions or concerns regarding these rules, please contact Ann Dandeleat at ADandeleat@aol.com

- Look for a possible reduction in your individual insurance policy premiums in the coming months. Last year Bill Rock, General Manager for Snowshoe, notified all Association Presidents that he expected homeowner and Association insurance premiums to decline as a result of the new fire station, equipment, and paid staff supported by the Mountaintop Assessment. He stated that "When SFFR (Shaver's Fork Fire and Rescue) is reviewed again in late '07 or early '08, the additional staff should result in another improvement to an ISO of 6." Marc and Kandy Ramos now have information that Jim Haas (Snowshoe) is working to accomplish that this year. They also relate that our Snowcrest policy agent, Allan McVey, says he is expecting a rate decrease for this coming year. He says that Snowshoe has been a Class 7 for a number of years now and that our current rate for all coverage's (property and liability including the umbrella) for Snowcrest is 0.236. He says there are other factors involved but most, if not all, the Associations are getting pretty good rates on the top of the mountain now. You may want to contact your insurance agent prior to your next billing and advise them of this situation.

- The Homeowners meeting and next Board meetings are as follows:

August 15, 2008 7 PM
August 16, 2008 9 AM Homeowners Meeting
August 16, 2008 Following Homeowners Meeting
November 22, 2008 9 AM
March 28, 2009 9 AM

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, you can contact me as follows:

Home Phone: 740-593-3849
Work Phone: 740-594-4235
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 contact me.