

**Snowcrest Condominium Unit Owner Association, Inc.**  
**July 11, 2006**

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Dear Snowcrest Homeowners:

At the May 27th 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 26, 2006 the Homeowners Meeting of May 27, 2006, and the Board Meeting of May 27 2006 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 (\$12,000), which brings his contract to \$75,000, and permits Marc to be off site during the season Mon-Thurs. after 5 PM. He will be present all the time on weekends and holidays. He will pay someone to be there during the week in the evenings to provide security and to employ someone to perform a good part of the custodial work. The Board carefully considered this request and agreed to this contract for the following primary reasons:

1. The job is excessively demanding in terms of time and effort, and for this reason among others, we have had four resident managers in the last nine years. Two did very little and one was a thief. Marc has clearly and consistently performed in an outstanding manner in the four years that he has been with us. Marc has indicated that he must have some time away from the job to continue to be effective, and if this is what it takes to keep an outstanding RM, then the Board believed that this is what needed to be done.
2. The increase is not actually a salary increase for Marc, as the additional money will go to paying others to do some of the custodial work and will allow Marc to attend to other, more pressing matters around the complex. Marc also has to pay for another person to assist him as well as paying for snow removal out of his contract. We also must understand that Marc works without many of the benefits such as health, retirement, etc that we all take for granted.
3. We are in the middle of painting the building and hopefully beginning construction on the new entrance (see below) and to attempt to locate and hire a new RM at this point would be very disruptive to these activities.

One more comment about Marc's services. Marc is permitted to do private work for the Homeowner's. However, his responsibility is to the complex and this work MUST come first. Please understand that your work, unless it is an absolute emergency, will have to come second.

Unfortunately we will have to increase association fees next year. The cost of the above is only part of the reason. Several years ago, based upon the best information available, we purchased a PBX phone system from Frontier Communications, which is the local service provider. We have had significant trouble with the system malfunctioning and essentially "blowing up" during electrical storms. This has happened 9 times in the last two years. There has been extended time without phone service due to a lack of availability of parts, and in spite of our best efforts, we have been unable to correct this problem. We made our dissatisfaction with this system known to Frontier and they have offered to install individual phone lines and rebate the cost of the PBX on a prorated basis, provided we sign a 3 year contract. The downside of this is that the phone rates will increase from about \$9.00 per month to \$16.50 per month. This rate incorporates the rebate for the PBX system, so in three years, when the rebate is paid back, the rates will increase again. There is a possibility that by then Snowshoe may be able to provide phone service for us. The Board decided to enter into the contract with Frontier and the Association will pay the rate increase

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through December, so there is no immediate increase in Association fees. The final determination of the fee increase will be made at the September 30, 2006 Board Meeting. I expect at least a \$20.00 per month increase.

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, but the major problem was the inability to access channel 6 and Snowshoe's refusal to rent units that did not have that channel. We believe that this may have been resolved and are continuing to look into this possibility, which would provide better service at a lower cost.

Now for the good news. The painting of the building is progressing well and those who have seen it are quite impressed. Personally, I believe that it has made a significant improvement in the appearance of our building. We are still hoping to begin construction of the new entrance in the fall. However, the cost of painting was more than we had expected and we will have to wait for the final costs to determine whether we can proceed this year. We have had an unexpected reprieve in the sewer rates and intend to use the money that we collected in anticipation of that increase to fund the new entrance. I will keep you informed.

The Board Meeting Schedule 2006-07 is:

September 30, 2006, 9:00 AM

March 31, 2007, 9:00 AM

June TBA (In conjunction with Homeowners Weekend, which has been over the Memorial Day 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: [91\\_droach@seovec.org](mailto: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.**