

Snowcrest Condominium Unit Owner Association, Inc.
September 10, 2007

Dear Snowcrest Homeowners:

At the August 11th meeting of your Board of Directors, I was again elected President of the Snowcrest Homeowners Association. At the Board meetings and Homeowners meeting that weekend, we made some important decisions, as you will see in the Minutes. The Minutes of the Board Meeting of August 10 and 11, 2007 as well as the Homeowners Meeting of August 11, 2007, have been sent to you and will be posted on our website <http://snowcrestassoc.org>

I have actually nothing but good news for everyone!

At this point in time we do not anticipate any increase association fees for this year.

We believe that we have resolved the shuttle bus issue with Snowshoe, and the service will continue up to Snowcrest. While this is not final, we understand that Snowshoe will create a one way entrance from Snowshoe Rd. at the southeast corner of the property (by the water tank) the shuttle bus will stop only at the main entrance on the east side of the building. Snowshoe is making a significant effort to improve the efficiency of the shuttle service (See Board Minutes of August 10, 2007). This will help increase the efficiency of the shuttle bus service and hopefully address some of the problems with the intersection at the bottom of the entrance to Snowcrest.

This is probably not the best news, but as you hopefully know, Marc Ramos has resigned as Resident Manager, effective September 8, 2007. However, the good news is that Marc has been elected to the Snowcrest Board of Directors and will be the Vice President of Operations replacing Jim Michael. We thank Jim for his faithful service, but as Marc has direct experience with the requirements of the position and will be on site frequently, we believe that building operations may even be better.

Our new Resident Manager is Greg Elbon. Greg has extensive experience in the construction industry and has worked on and off on the mountain over the years. We are very happy to have him on board and expect that with Marc's assistance he will provide outstanding service to us. Greg and his wife Debbie are in process of moving into Snowcrest, so the best way to get in touch with him at this point is to call him at 304-642-5641 (Cell) or email at niyamarietat@yahoo.com. He will be available to provide maintenance on your unit by private agreement.

On a more serious note, the issue of the water and sewer continues. S.P.O.C. is litigating this issue and has requested that a donation of \$100 per owner to pay for legal representation. At the Board Meeting of August 10, 2007, the Board passed the following motion;

“The Board strongly supports the proposed SPOC initiative and encourages homeowners to contribute \$100 or whatever level of support they believe to be appropriate to SPOC for the purpose.”

As this situation is very convoluted, complicated and confusing, I am attaching a detailed analysis prepared by John Krause which may help to clarify the issues involved. More information may be obtained from the S.P.O.C. website at <http://spocnews.com/index.php?section=1>

Another issue of which you need to be aware is the pet situation. We want to continue to be pet friendly, but we need your cooperation. At the Homeowners Meeting, the Homeowners passed the following motion;

“The policy proscription use the term “pets” and not “dogs”, that the rental agencies be notified that we have a “no pet” policy, that the Resident Manager inform violators that they “may be subject to removal”, then notify the respective rental agency and homeowner of those violations.”

It was also suggested that the Resident Manager maintain a register of all approved pets of homeowners and long-term renters.

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Owners are permitted to have pets. Long term renters may have pets with Board permission as requested by the Homeowner. Renters and friends of Homeowners are NOT permitted to have pets.

Dog waste is continuing to be a problem! PLEASE CLEAN UP AFTER YOUR DOG!

The Board Meeting Schedule 2007-08 is:

October 20, 2007 9:00 AM

April 5, 2008 9:00 AM

TBA in conjunction with Homeowners 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 (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.