

Snowcrest Condominium Unit Owner Association, Inc.
September 30, 2005

Dear Snowcrest Homeowners:

I would like to inform you of several of the actions taken at the September 17, 2005 Board Meeting, as the actions taken will affect all of us financially and we need your vote regarding several amendments to the By-laws.

First, the bad news. As I indicated in my letter to you on June 13, 2005 it was expected that we would have to significantly increase the association fees. Unfortunately this prediction has come true. In the breakdown of costs that follows, please understand that the only increases that we have direct control over are the Maintenance Reserve Fund and Management Services. We believe that it is necessary to maintain the Maintenance Reserve Fund at a level that will not require assessments for large expenditures such as building painting, carpet replacement, etc. We did increase Marc's compensation at the June Board meeting, as it was apparent that his compensation package was inadequate. You will note that the most significant increase is in the water and sewer rate. This is due to the fact that Snowshoe is requesting a significant increase in the water rate, and a new sewage system is being built by Pocahontas County. The amount of this increase is based upon a worst case scenario, as the actual cost is unknown. SPOC has filed a protest with the WV Public Utilities Commission regarding Snowshoe's request for the water rate increase. Also, Timberline at Canaan Valley has filed a lawsuit regarding the 6% sales tax on Association Fees. These two acts may serve to reduce the actual increase, but again we must budget for the maximum amount.

	Amount	1Bedroom Increase	2 Bedroom Increase	
Garbage Collection	249	0.22	0.22	
Telephone Service	350	0.30	0.60	
Cable TV	2,687	2.33	2.33	*
Mountain Top Assessments	10,764	7.93	10.75	**
Water and Sewer	40,605	35.75	34.75	***
Jacuzzi	2,500	1.70	2.65	****
Maintenance	750	0.60	0.70	*****
Insurance	1,680	1.14	1.78	
Reserve Fund Maintenance	8,000	5.41	8.47	
Management Services	12,630	9.75	12.16	
Sales Tax		1.03	1.42	
Total	80,215	66.16	75.83	
Take vending revenues out		2.99	3.96	
Total condo fee increase		69.15	79.79	

* Cable Service - Anticipate 10% increase

** Mountain Top Assessments are adjusted July 1st each year. Properties were reassessed and increased by tax office

*** Water and Sewer will increase due to new sewage plant and Snowshoe requested rate increase for water. The increase is more for a 1 bedroom than a 2 bedroom as Snowshoe has changed the way it calculates the rates.

**** Jacuzzi increase for Propane cost

***** Maintenance increase for chimney sweeping based on contract

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On a more positive note, we are very excited about an upgrade to the complex that we expect to begin next year. We will be redesigning the West side entrance to include a sheltered walkway, ramp and patio. This is the result of the work of our Exterior Committee headed by Anne Dandeleit. We believe that this will significantly improve the appearance of the building. Please note that the funding of this project is not included in the fee increase. We are funding this from our carryover for this year and postponing the replacement of the hot tubs, as Marc has determined that they do not need to be replaced at this time. We are moving up the repainting of the building to coincide with this project and postponing carpet replacement until the building is repainted.

Based upon a review of the By-laws, it has become apparent the several sections need to be updated to reflect current practice and provide for more efficient operation. The proposed amendments are attached. In order to implement these changes, your vote is needed. Please vote and return it in the enclosed envelope by November 1, 2005.

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.