

Snowcrest Condominium Unit Owner Association, Inc.
November 26, 2007

Dear Snowcrest Homeowners:

The Board of Directors held its regularly scheduled meeting on October 20, 2007. 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:

- There will be no increase in association fees for this year.
- The water and sewer situation is still in litigation and we have no idea when the rate increase will occur. We do not know how much it will be, but we are sure that there will be additional costs. As you know, we increased fees in anticipation of a significant increase, and are holding this money in the Maintenance Reserve Fund. We need to do this in case the rate increase occurs in the middle of the year so there is no special assessment for Homeowners to pay for the increase.
- We are continuing the association fees at the current rate, as we are anticipating some substantial costs associated with our elevator, fire protection system and interior renovations.
- The shuttle bus will continue to service Snowcrest this season. There was not enough time for Snowshoe to obtain the necessary environmental clearances to construct 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. We expect the new entrance from Snowshoe Rd. to be completed next spring.
- We have revised the website and believe that it is much more aesthetically pleasing and user friendly.
- We have had some issues with contractors who are remodeling units, in terms of cleaning up and being respectful of the building and grounds. Thus, we have amended the *Guidelines for Contractors Working at Snowcrest Condominiums* by adding the following items:
 7. Contractors shall be responsible for daily clean up of common areas and grounds. Failure to comply will result in an hourly fee of \$35.00 charged to the Homeowner.
 8. The actual cost of repair to any damage to the common areas and grounds shall be charged to the Homeowner.

If you are remodeling, please make sure that your contactor is aware of these guidelines. They are posted on the website

- A minor correction was made to the Rules Item 11 regarding the time of opening for the Game Room. The revised version has been posted on the website.
- There were several items that we discussed of which you need to be aware, especially if you rent or allow friends to use your unit:

Balconies are not to be used for storage
Gas and charcoal grills are not permitted to be used on the balconies
Bikes are not permitted in the building

The Board's next scheduled meeting is April 5, 2008 at 9:00 AM

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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.