

Snowcrest Condominium Unit Owner Association, Inc.
October 30, 2009

Dear Snowcrest Homeowners:

The Executive Board met on October 24, 2009 and the Minutes of meeting are attached and will be posted on our website <http://snowcrestassoc.org>

There are a couple of items that I would like to highlight. First the good news! The Board decided to set fees for next year with a very modest increase (\$5/mo. 1 BR and \$7/mo./2 BR). The reason for the increase is that based upon financial projections, our Maintenance Reserve fund will be virtually depleted by 2014 and will have a negative balance by 2015. Thus, if we are to remain financially solvent, we must generate additional revenue. Due to the elimination of sales tax and the reduction of the Mountain Top assessment, the increase results in virtually no actual net increase in your total costs.

MONTHLY COSTS:

Current Dues:	\$317/1 BR	\$407/2BR (Both include Mountain Top Assessment)
Dues 2010	\$275/1BR	\$340/2BR
Mountaintop Assessment	\$42.42/1BR	\$67.92/2BR (Now paid annually to Snowshoe)
Net Change	\$.42	\$.92

The Board has amended the Rules and Regulations to include Board actions that have been previously taken. These are not new rules, but are now incorporated into the Rules and Regulations for clarity. I am attaching the amended Rules and Regulations for your information and they will be posted on the website soon. The changes are reflected in Items #7 dealing with pets, and #23 dealing with storage of items on balconies.

An item relating to Snowshoe of which you may want to be aware is the change in the role and function of Snowshoe Security. Effective October 1, 2009, Snowshoe Security will no longer carry weapons, handcuffs or make traffic stops. Their role will be to observe, report, and investigate. Law enforcement will now be the responsibility of the Pocahontas County Sheriff's Department and the West Virginia State Police. It is the general consensus of the Board that while there are concerns about this arrangement, we will take a "wait and see" approach.

The Board Meeting Schedule 2009-10 is:

March 13, 2010 at 9 AM

June 19, 2010 at 9 AM

TBA in conjunction with Homeowners Weekend in August. A meeting will be held on Friday evening (7:00 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

Email address: ziggydog@verizon.net

Address: 280 Park Lane Dr.
Athens, OH 45701

Sincerely,

David Roach, President

Snowcrest Condominium Unit Owner Association, Inc.
October 30, 2009

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