

Snowcrest Condominium Owner Association, Inc.

March 30, 2017

Dear Snowcrest Homeowners:

The Snowcrest Executive Board met on March 25, 2017. The Minutes of this meeting and the Financial Report are attached. They will be posted on our website <http://snowcrestassoc.org>

Some highlights of this meeting

- Kandy Ramos reports that we are within budget and in good financial shape
- We will be repairing the roof this summer. George Hurley has determined that our leaks are around the chimney chases. He has had three roofers inspect the roof and they agree. He is in process of obtaining bids to repair them. Estimated cost is around \$40,000. If this is done, we will not have to remove the chases as originally planned, which will save a considerable amount of money when the roof is eventually replaced. Furthermore, it is estimated that we may be able to extend the life of the roof by about five years. This will allow us to accumulate enough funds to replace the roof. We have obtained estimates for replacement of the roof that range from \$298,000 to \$381,000. **It was noted that the moratorium on converting the chimney area for storage will be in effect until the roof is replaced, as this can damage the chimney area.**
- We will be replacing the nonoperating washers/dryers. The new washers/dryers will be heavy duty.
- The Board approved two changes to the **SNOWCREST CONDOMINIUM UNIT OWNERS ASSOCIATION RULES AND REGULATIONS** as follows
 - Rule 19
Grills, bicycles, scooters, skateboards, segways or other personal recreational devices are not permitted in the building or on the porch areas. Grills are a fire hazard and bicycles track dirt on the common and condominium carpets. Bicycle storage and wash rack is provided in the east side storage building during the summer months. Grilling facilities are located on the west side of the building.
 - Rule 12
The Jacuzzi whirlpool bath spas will be open from 12 p.m. to 10:00 p.m. The number of baths to be operational will be determined by the Resident Manager under guidance from the Executive Board, and will vary with seasonal occupancies. The rules for their use follow:
 - a. Children under 12 years old must be accompanied by an adult.
 - b. No running or horseplay is permitted.
 - c. Food and smoking are prohibited in the hot tub enclosures.
 - d. Do not tamper with the controls.
 - e. Persons with heart conditions or other similar medical problems are advised against using hot tubs.
 - f. Do not stay in the hot tub longer than 15 minutes at one time. Alternate 15 minute tub soaks with 10 minute cool down periods.

- g. No soap or other materials may be placed in the hot tubs. Violation of this rule will result in a cleaning fee of \$300 per violation.

The amended Rules are attached and will be posted in the lobby soon.

- As our TV equipment continues to deteriorate, we are obtaining quotes and options from the various providers and will review them at the May 27th Board Meeting.
- The resort will be open seven days a week this summer.
- The Resort Area District (RAD) petition is being resubmitted and will be sent to Homeowners in May or June. The Board has adopted a position of strong support for this petition and encourages our homeowners to approve this petition. More information will follow.
- We now have the capability of a system that will allow Homeowners to pay association fees electronically (auto deduct). If a homeowner chooses this option, the cost would be 50 cents per transaction, which will be paid by the Homeowner. If interested, the Homeowner should contact Kandy Ramos at kandyr72@gmail.com
- A Homeowner has reported an incident to the Board where a dog attacked their dog. This dog was not on leash, but was on an electronic collar which did not control the dog. The owner is unknown, but the dog is described as “dark in color brownish/black and looked like it had some Lab in it”. **This is in clear violation of Rule 7. e. which requires that pets be on a leash of no more than 6 feet while in the building, and under control while on Snowcrest property. Homeowners should report rule violations to the Resident Manager. Also, please be reminded that pets must be registered with the Resident Manager.**

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, you can contact me as follows:

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