

Snowcrest Condominium Owner Association, Inc.

June 19, 2011

Dear Snowcrest Homeowners:

The Snowcrest Executive Board met on June 11, 2011. The Minutes of this meeting and the Revised Rules and Regulations are attached. They along with the Financial Reports, will be posted on our website <http://snowcrestassoc.org>

As you will see from the Minutes, there are a number of maintenance and operational projects that we have to complete this summer including the internet upgrade and beginning the 1st phase of the painting of the building.

Some items of note!

As I pointed out in my last letter, the thermostats in some units are very old and are beginning to malfunction. We have had two instances where malfunctions have actually tripped the smoke detectors. **THIS IS A FIRE HAZARD AND WILL INCREASE YOUR ELECTRIC BILL! PLEASE!** Check or have Greg check your thermostats and replace if needed. Greg can do this for you if you wish. The total cost for replacement of a standard thermostat will be \$25-\$30. There are 3 thermostats in a 1 bedroom unit and 4 in a two bedroom unit.

Many units still have the old (almond color) stoves which have a self-cleaning feature that is beginning to not automatically shut off. If you rent, the cleaning crews typically just turn it on and leave. If it does not shut off properly, the oven will continue to heat. **THIS IS ALSO A FIRE HAZARD AND WILL INCREASE YOUR ELECTRIC BILL!** If you still have an old stove, please check or have Greg check to make sure that this feature is properly functioning.

As some of you are now renting your units through VRBO and other web based rental sites, please keep the following in mind as you list your unit:

Do not list your unit as pet friendly.

Do not list the complex or your unit as Disabled Accessible. Our ramps are not ADA compliant and are to be used for maintenance equipment, housekeeping and luggage only. The bathrooms are not wheelchair accessible.

Finally, the Homeowners Meeting will be held on August 13, 2011 at 9:00 AM in the Game Room. We are planning a work party in the afternoon to put in our fire pit and need help! More details will follow. We also expect to have a band for the annual cookout that evening. It should be fun, so I hope that you make plans to attend. .

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:

Home Phone: 740-593-3849

Email address: ziggydog@frontier.com

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