

## Snowcrest Condominium Owner Association, Inc.

August 15, 2014

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Dear Snowcrest Homeowners:

At the August 2nd meeting of your Board of Directors, I was again elected President of the Snowcrest Homeowners Association. Kandy Ramos will continue as Treasurer, Marc Ramos as Vice President of Operations, and Lisa Dandeleit as Secretary. Welcome to our new Board Member Sherry Martin who replaced Jim Michael. Jim served a number of years on the Board with some of the time as the Vice President of Operations. We thank him for his service.

The weekend was great fun and the Annual Cookout was hugely entertaining. The rain held off until just before the band stopped for the evening. The Band was terrific. Thanks to Kandy Ramos and Lisa Dandeleit for organizing it and a special thanks to Greg and Debbie Elbon and the Homeowners for setting it up and taking down.

The Snowcrest Executive Board met on August 1-2, 2014 and the Homeowners met on August 2, 2014. The Minutes of these meetings are attached. They along with the Financial Report, will be posted on our website <http://snowcrestassoc.org>

### Some highlights of those meetings:

#### **THIS IS IMPORTANT! PLEASE READ CAREFULLY!**

Last winter we had a situation where a leak in one unit caused damage in others. This resulted in much confusion as to who was responsible for what. The situation was resolved, but led us to take a look at the insurance situation. We consulted with our attorney, Robert Chenoweth and our insurance agent, Allan McVey. This resulted in the need for an amendment to the Declarations section dealing with insurance. (See below). Also, after consulting with Robert and Allan, it is **STRONGLY** recommended that each Homeowner carry appropriate insurance and contact their insurance agent to review their policy. This policy should include the following: Personal Property, Loss of Use, Certain Condominium building items and equipment, Loss Assessment and Personal Liability. Allan has provided us with a sample policy that would address what needs to be covered. See Attached. Please note that the Board is not recommending that you purchase this particular policy, but use it as a basis for conversation with your agent. Allan has indicated that generally you will get the best rate if you use the insurance company that carries your other insurance. However, if your company cannot write this type of policy, he is able to do so. He may be contacted at 304-346-0806.

We are having difficulty getting a chimney sweep to certify the chimneys. The person we have been using has stated that he is uncomfortable certifying them and is unlikely to do so. We had another person inspect of a couple of them and he stated that he would not certify them. We are attempting to get yet a 3<sup>rd</sup> opinion. **PLEASE BE AWARE THAT IF WE CANNOT GET THEM CERTIFIED, THERE WILL BE 3 OPTIONS FOR THOSE STILL BURNING WOOD!**

1. Make the necessary repairs. The cost to you will be at least \$4,000-\$7,000 depending on which floor your unit is on.
2. Cap the fireplace and not use it.
3. Purchase an electric fireplace unit at a cost of anywhere from \$150-\$300.

**If you need specific information about the problem, contact Marc or Greg. I will let you know the results as soon as the inspection is conducted.**

We have notified Bulk TV that we are going to pay on a monthly basis when our contract expires in December. Citynet is moving forward with its plans to provide internet service, but unfortunately Frontier is fighting them every step of the way. We are going to watch the progress of this project and if it will improve our service, we will move to that service. Until this happens, we are asking for your and your guest's continued patience. There is no need to complain to Greg about the poor service, as there is nothing he can do.

Kandy informed the Board that we are essentially on target regarding our budget for the year. The final determination of Association dues will be made at the November Executive Board Meeting.

We are not going to be able to replace the hot tubs this season. In spite of his their best efforts, Marc, Greg and Lisa have not been able to get a contractor to commit to a timeline that we are comfortable with as far as having new tubs ready for the ski season. There are still a number of issues involved and we are considering several options.

Greg continues to make good progress on the Summer Worklist and the building looks great. The painting of ¼ of the building has been completed and the parking lot has been repaved.

The Homeowners approved the amendment to Article X of the Declarations as recommended by our attorney and insurance agent.

The tentative Executive Board Meeting Schedule is as follows:

November 1, 2014 at 9 AM

March 28, 2015 at 9 AM

June 6, 2015 at 9 AM

August 2015 at 7:30 PM on the Friday before the Snowcrest Homeowners Weekend, and immediately following the Saturday Snowcrest Homeowners Meeting on Snowcrest Homeowners Weekend, with Homeowners Weekend to coincide with Blues & Brews Weekend.

Finally, if you have any suggestions or ideas for the complex, feel free to email the chairs of the following committees.

Appearance-Kandy Ramos [kramos@snowshoemtn.com](mailto:kramos@snowshoemtn.com)

Exterior-Lisa Dandelet [ldandelet@comcast.net](mailto:ldandelet@comcast.net)

Decorating- Lisa Dandelet [ldandelet@comcast.net](mailto:ldandelet@comcast.net)

Landscaping- Lisa Dandelet [ldandelet@comcast.net](mailto:ldandelet@comcast.net)

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](mailto: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 contact me.**