

Snowcrest Condominium Owner Association, Inc.

August 19, 2010

Dear Snowcrest Homeowners:

At the August 14th 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. Terri Shelton is a new Board Member replacing Bill McCulloch. I would like to offer many thanks to him for a remarkable job as a Board Member over the years.

The Minutes of the Board Meetings of August 13 and 14 as well as the Homeowners Meeting of August 14, 2010, are attached. They along with the Financial Reports will be posted on our website <http://snowcrestassoc.org>

Generally things are going quite well for us. Kandy reports that we are in line with our budget as far as expenses and revenue are concerned. Greg and Deb continue to work very hard at maintaining the complex and it's the consensus that it looks great!

Several actions were taken at the meetings last weekend that are of note.

At the Board Meeting on August 13, 2010, the Board took the following action regarding whether Homeowners who have converted their fireplaces to electric should be required to pay for firewood. David Tickner moved that if a homeowner converts to an electric fireplace and permanently caps, or just permanently caps, their fireplace, they will be credited 1/97 of the expenditures for firewood and also the chimney sweep fee (if any) provided the fireplace is properly capped and approved by the Resident Manager. If no electric fireplace is installed, a sign will be provided by the Association and must be installed on the fireplace indicating it is non-operational. The fee for the sign will be deducted from the credited amount. This will begin in 2011.

Homeowners should contact Marc or Greg for further details

Also at that meeting, it was pointed out that Homeowners may be able to save some money on their insurance, as we are now directly wired to fire services. The Homeowner should contact their agent and tell them that we are directly wired to fire services.

At the Homeowners Meeting of August 14, 2010, after lengthy discussion, the Homeowners voted to participate in the Linwood Library and Community Center at a cost of \$36 per unit per year for a period of 10 years, provided that at least 50% of the other Associations on the Mountain also agree to participate. As this was not a budgeted expense, Association fees will have to be adjusted to cover the cost. Please see the Minutes of the Homeowners Meeting for details.

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@verizon.net

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