

## **Snowcrest Condominium Owner Association, Inc.**

**August 28, 2012**

---

Dear Snowcrest Homeowners:

At the August 18th 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 Dandelet as Secretary.

The weekend was a tremendous success, with many Homeowners attending and the Annual Cookout was hugely entertaining. The Band was terrific and they have agreed to return next year. I believe that everyone who attended would say that it was a great time! THANKS to Terri Shelton and Lisa Dandelet for organizing it and a special thanks to Greg and Debbie Elbon for setting it up and taking down.

The Snowcrest Executive Board met on August 17-18, 2012 and the Homeowners met on August 18, 2012. 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:**

Kandy informed the Board that we will, depending on utility costs and unforeseen expenses, have a very minimal increase in Association Dues next year. A final determination will be made at the October Executive Board Meeting. However, see below.

We may have a serious issue with the fireplaces. As a result of the inspection, two units have been determined to be unsafe. In the past, we have been able to repair them, but the Chimney Sweep informs us that this can no longer be done as appropriate parts are no longer available and he has indicated that any repairs would be unsafe. Thus, the flue and the firebox need to be replaced in those units. The estimated cost is \$4,500 - \$7,000 depending on which floor the unit is located. As the building is aging, we expect that at some point all current (78) fireplaces will need to be replaced. As you can see, this could be a cost to all of us of about \$342,000. The question then arises as to who is responsible for the replacement, the Homeowner or the Association. The Board has reviewed the Bylaws and Declarations and has concluded that it is unclear as to who is responsible for what. Therefore, the Board is seeking an opinion from our attorney and will respond accordingly. If the Association is determined to be responsible for replacement, there will be a SIGNIFICANT increase in Association dues over time. Again, I encourage you to voluntarily convert to an electric fireplace. The advantages of this have been previously pointed out as well as the dangers and costs of continuing with a wood burning fireplace. The cost of conversion is only around \$300 and depending on how this situation is resolved, the Association may reimburse part or all of the cost.

In spite of Marc and Greg's best and ongoing efforts, we continue to have internet problems in terms of slow speeds and drop outs. This is a problem mountain wide and apparently has to do with Frontier Communications. Snowshoe is working on the problem, but we are not expecting a solution soon.

At the Homeowners Meeting, current Board Members whose terms expired were re-elected.

The tentative Executive Board Meeting Schedule is as follows:

October 6, 2012 9 AM

March 23, 2013 9 AM

June 22, 2013 9 AM

August 2013 TBA in conjunction with Homeowners 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.**

