

Memorandum to Lake Forest Owners Re Lake Forest Update

Dear Lake Forest Owners,

We hope this email finds everyone well! As we enter the Holiday Season, we wanted to provide a quick update from your Lake Forest Board on Lake Forest happenings. This Fall has been busy with many positive efforts from the Lake Forest Board, Exterior Design Committee, and Owners!

2018 Budget / Dues

Thanks to all Owners for their replies to the 2018 Budget Ballot. Based on majority responses, the 2018 budget and dues have been approved. The new dues amount will be billed beginning this January 1, 2018; Owners have the option of receiving monthly invoices either via paper billing (default option) or via emailed statement (please contact Summit Resort Group should you wish to receive your monthly statements via email). While there is no longer a discount for annual pre-payment of dues, owners are still welcome to pay dues in advance for the year. Other options for dues payment include paying monthly via check or having monthly dues drawn from your checking account through the "ACH" program. Please contact Summit Resort Group if you are interested in the "ACH" option.

Exterior Design Committee

In efforts to review the "physical plant" at Lake Forest and ensure proper planning for future physical major repairs and maintenance, an "Exterior Design Committee" has been formed at Lake Forest. This is a Board appointed committee that is completing investigations and working to prepare options for Board and Owner consideration. One facet of this investigation is the hiring of an engineering firm that has prepared a "Capital Reserve Study" as well as a "Drainage Study". The studies are currently being reviewed. A report will be presented to Owners at the 2018 Annual Owner Meeting with findings.

Fire Sprinkler Heads

The 2017 Annual Fire Systems inspection has been completed and Lake Forest "passed" the overall inspection. During the inspection, it was noted that the fire sprinkler heads within some of the units have been "painted over"; per fire regulations, fire sprinkler heads cannot be painted over as it negatively affects function. Owners with "painted over heads" have been notified. The fire sprinkler head replacement work will likely take place this Spring (we had originally planned to complete the work this Fall, however replacement part delivery was delayed and the work requires exterior temperatures to be above freezing for a few days in order to complete). Please note that an additional inspection will be completed in each unit with initially noted fire sprinkler heads that require replacement prior to replacing, and an additional notice will be sent to each owner requiring head replacement to confirm the count and confirm scheduling (note that in order complete the sprinkler head replacements, the entire system must be drain therefore we need the ability to coordinate across units so it can be done in one service).

Garage Door repairs, Billing

Many garage doors at Lake Forest were in poor condition. Repairs to garage doors have been completed as planned. Per the Association Governing Documents, maintenance responsibility for garage doors is that of the individual unit Owner. As the condition of individual unit garage doors affects the overall aesthetics of the complex, the Lake Forest HOA coordinated the necessary repairs. In accordance with the Governing Documents, each unit Owner will be billed for the expense associated with the repair of their individual garage door. Unit Owners with garage doors that have been repaired will receive a separate communication and invoice. This Spring/ Summer 2018, the Board will contract to have all garage doors and door trim painted as part of the overall Lake Forest updates. This is an association cost. Owners will not be responsible for the cost of painting.

Hot tubs

Reminder, there is now a locking door on the hot tub area. A key has been made available to all owners. We suggest that you keep it in the unit so it is not misplaced. If you have not received your key it can be picked up at the Summit Resort Group offices in Dillon (please remember, only 1 key per unit! Additional keys are \$50). The locking door and heightened fence brings the hot tub area up to code requiring a 48" fence and locked door and will also hopefully reduce poaching of our hot tubs by non-residents

Property Management Contracts

The management contracts for Summit Resort Group (accounting services) and Summit Property Maintenance (site management) have been renewed. The agreements will be posted on the Association website soon...

Reminders

In unit heat – please remember to keep heat on in units! Heat should be set at a minimum of 60-65 degrees to prevent freeze ups.

Trash Dumpster – please remember that the trash dumpster is for “common household trash only”. Please do NOT place furniture, construction debris, etc into the dumpster. If you need to get rid of large items, please call Summit Property Maintenance for assistance.

Renters – please be sure to inform your renters of the house rules! Renters are not permitted to have pets and please be sure the renters understand that they are in a community and to please be respectful of neighbors!

Winter Conditions – please remember that we live in a high alpine environment and as such we should always be aware of our surrounding and changing conditions. This could include icy surfaces on walkways and road in addition to the potential of snow and ice falling from the roofs.

Next Board of Directors meeting

The next regularly scheduled Lake Forest Board of Directors meeting will be held on Monday January 29, 2018 at 6:00 pm.

Association website

All Lake Forest Association documents are on line at https://www.srghoa.com/hoa_lake_forest.html
Password for the secure portions of the site is “LF989”.

Best Wishes to all for a Wonderful Holiday Season!

Lake Forest HOA
Summit Property Maintenance 970-406-8700
Summit Resort Group 970-468-9137