

Dillon Pines Townhome Association

Memorandum to Dillon Pines Owners

Re: Dillon Pines 2021 Annual Owners Meeting Minutes, House Rules, Sewer Lines, Parking and Snowplow reminder and Fireplace Chimney Cleaning

October 2021

Dear Dillon Pines Homeowners,

Thank you to all owners able to attend the Dillon Pines Annual Owners meeting this year in person or by proxy!

Please see the attached minutes from the meeting. Also attached is the 2021-22 Board list and the 2022 approved budget along with the dues calculation spreadsheet. There is an increase to dues beginning in January 2022.

Please remember to review the Association House Rules with your renters, tenants and family members. Please be sure to pick up after your pets and keep your unit decks clean!

Owners are reminded not to put anything in the dumpster besides household trash. Construction materials are not permitted in the dumpster. If you rent your unit, please place this document in an obvious place in the unit so a tenant will see it.

Sewer lines throughout Dillon Pines are at least 57 years old and cannot withstand anything except toilet paper being placed into them. Please do not place anything other than toilet paper into the toilet. Even flushable wipes clog sewer lines and should not be placed into the toilet. If you rent your unit, pass this along to your rental management company or tenant. As well, place a note by each toilet indicating what is and is not allowed.

As we enter the winter season, please remember that each unit is limited to a maximum of 2 vehicles parked on site at Dillon Pines at any one time. The Town of Dillon has overflow parking available; please be sure to check with the Town of Dillon as to the updated overflow-parking schedule. The Town of Dillon can be reached at 970-468-2403. Please be sure to remove your vehicles from the parking lot at Dillon Pines by 8:30 am on all mornings in which we receive 3 or more inches of snow to allow the snowplow contractor to properly remove snow from the area. Please pass this information on to your guests! Vehicles that are not moved will be towed and / or fines will be assessed.

It is a good time of year to have your fireplace and chimney cleaned and inspected; Consider it Done can provide this service for you – please call them at 970-420-9867.

Be sure the thermostats in your unit are set to maintain a minimum of 55 degrees to avoid frozen pipes!

Please feel free to contact Summit Resort Group Property Management at 970-468-9137 or any of your Board members should you have any questions!

Sincerely,
Dillon Pines Board of Directors