

Villas at Prospect Point

June 2023

Memorandum to Villas at Prospect Point Owners re 2023 Annual Owner Meeting Minutes and follow up items and 2023-24 Budget and Dues

Dear Villas at Prospect Point Owner,

Thanks to everyone able to attend the 2023 Villas at Prospect Point Annual Owner Meeting and thanks to those who sent in proxies!

The meeting went well, and much was accomplished! A few follow up items...

Minutes

Minutes from the 2023 Annual Owner meeting are attached.

Board of Directors

Please see the attached Board of Directors list for 2023-24.

Budget / Dues

The attached 2023-24 Operating budget was approved. Please note that there was no increase in dues.

Monthly Dues Statements

Please remember that you can receive your monthly dues statement via email instead of “snail mail”! If you are interested in receiving your monthly dues statement via email, please send email to swahl@srgsummit.com

Recycling

Please remember that “Glass and Plastic Bags are NOT permitted in the recycling at Prospect Point”! Even “one plastic grocery bag” will contaminate the entire recycling container and Waste Management will not pick up the recycling!

Parking

Please do not park in front of unit garages! Vehicles parked in front of garages make it very difficult for others to pull in and out of their garages!

Please Drive Slowly through the Complex!

Please remember, and please be sure to inform your unit renters, tenants, and guests, to please drive slowly through the complex! This is a residential area with people on foot!

Unit Rentals

Please be sure to review the house rules with all your guests and renters! The Association house rules are attached and posted on the Association website (address below). Please remember that only owners are permitted to have pets. Please also be sure that Town of Frisco Occupancy limits are not exceeded and please, no subletting!

Quiet Hours

Please remember quiet hours are from 10:00 pm through 8:00 am. During this period, please be courteous and keep noise down. Please be sure to remind your renters and guests.

Windows

Only white window coverings are permitted.

Insurance

Owners should have an HO6 insurance policy to cover personal property

Pets

Only Owners are permitted to have pets at Prospect Point. Please be sure to keep your pets on a leash and please be sure to pick up after them!

In Unit Item Maintenance Reminder

As the units at Prospect Point exceed 20 years old, there are many items within your unit that require your attention. Please review the attached “in unit maintenance item” list and please be sure to attend to each item!

- Furnaces should be professionally inspected annually.
- Furnace filters should be changed regularly.
- Hot water heaters should be professionally inspected annually. Original water heaters have outlived their useful lives.
- All water supply lines should be inspected regularly. The original lines have outlived their useful lives.
- Smoke/CO Detectors – All units should have smoke and carbon monoxide detectors. The original detectors have outlived their useful lives.

House Rules Revision, Bird “seed” feeder prohibition

The Board has approved the rule revision prohibiting “seed” feeders. If you have a “seed” bird feeder, please be sure to take it down.

Association website / documents

Please remember that all Villas at Prospect Point Association Documents are available on the Association website at http://www.srghoa.com/hoa_villas.html

Please contact Summit Resort Group at 970-468-9137 should you have any questions!

Thanks,
Villas at Prospect HOA