

Anchorage Community Newsletter

April 2026 Owner Update

Welcome, Homeowners

We hope you're enjoying the transition into spring. Below is the latest update from the Board and SRG, highlighting progress on key projects, upcoming work, and important reminders for owners.

Onsite Management Update

After much consideration, our onsite manager **Kyle** has decided to return home to Nebraska. Kyle has been a pleasure to work with, and we thank him for his dedication to the Anchorage community.

We're pleased to welcome **Greg**, a long-standing SRG team member who has been working in Dillon for the past couple of years. Greg will be assisting with onsite management moving forward. Please say hello when you see him around the property!


Pool & Hot Tub Renovation

Design planning continues for the pool and hot tub project.

Current status:

- Colorado Pool Design and Ewers Architects have been engaged
- Onsite meetings were held in February with architects and mechanical engineers
- Design concepts are being evaluated, including feasibility of using the existing mechanical room
- The Board is currently reviewing preliminary design options

Once a preferred concept is selected, it will be shared with owners. After approval, a general contractor and pool builder will be chosen, and the lead architect will move into permitting.

 *Construction timing has not yet been finalized. The Board is committed to completing this project as efficiently as possible.*

Heating System Repairs

Significant progress has been made on heating system upgrades:

- ✓ Ball and shut-off valve replacements are complete in all buildings
- ✓ Copper manifold replacements were completed in March after age-related issues were identified
- ✓ Flow valves were replaced in Buildings 2 and 4 to better regulate hot water temperatures

Upcoming Interior Work

- PSI will begin interior unit work starting **April 15**
- Temporary heating shutdowns will be required by building
- April was selected due to warmer weather and lower occupancy

 **Owners will receive scheduling updates from SRG over the next few weeks**

Electrical Repairs

- Utility locators have completed parking area markings
- Contractor proposals have been received, including options that involve trenching
- The Board is reviewing potential cost savings by coordinating electrical work with the pool project, if feasible

Security Checklist & Internet Access

In April, SRG will be updating the **security checklist in each unit**.

As part of this process:

- Unit access details will be confirmed (especially for homes with keyless entries)
- Updated Resort Internet access information will be included for each unit

Important Reminders

If you change your locks or access system, please notify SRG to ensure security records remain accurate.

Owners who manage their own Wi-Fi or passwords directly with Resort Internet (RI) or have provided their own solution, may continue to do so.

Unit Access Policy

For liability reasons, owners are encouraged to provide access directly to their own guests and contractors whenever possible.

In urgent situations, please contact SRG **at least 48 hours in advance**, as onsite staffing is limited and access cannot be guaranteed without prior scheduling.

Property Insurance Update

The annual property insurance policy has been **reviewed and renewed**.

Please refer to the attached **Unit Owners Letter from Mamich Insurance** for full details.

Questions?

If you have any questions or need clarification on any of the above items, please don't hesitate to reach out.

Thank you for your continued cooperation and support.

— **The Anchorage Board of Directors & SRG**