

From: [Gail Filkowski](#)
Subject: Anchorage East - Notice of Special Assessment
Date: Thursday, August 15, 2024 10:54:32 AM
Attachments: [ACE Special Assessment 2024.pdf](#)
Importance: High

Dear Anchorage East Owner,

As you know, the mechanical room flooded in July when a water pipe broke underground. The expenses incurred by the association to locate and repair the leak, as well as assess and repair the equipment in the mechanical room total nearly \$45,000, with additional expenses expected. These expenses, combined with the emergency electrical project in February have almost depleted the association's reserve account.

The Board of Directors met on August 14th and approved an emergency special assessment in the amount of \$45,000 to cover the recent leak related repairs. The attached spreadsheet details the amount per unit, which will be either \$1,350 or \$1,800 depending on the size of your unit. The special assessment will be due by September 15th. If you are on ACH, the amount will be automatically deducted with your September dues unless you inform Summit Resort Group to not withdraw the amount from your bank.

The Board of Directors anticipates an additional assessment in January 2025 to cover necessary projects, and possible additional leak related expenses. We are currently working with an independent mechanical inspector and our insurance company to determine what other repairs are needed, and if there will be coverage from insurance. There are several unknowns at this time, so we cannot provide an exact amount to expect in 2025, however we will have more information in a couple months and will provide as much notice as possible.

You will receive a statement from the SRG accounting department showing the amount due for your unit. Please reach out if you have any questions.

Sincerely,

Gail Filkowski, CMCA, AMS
Community Association Manager
Summit Resort Group
Direct: (970) 455-1502

SRG Office Hours:
Mon.-Fri. 8AM-5PM
Sat. 9AM-5PM
Sun. 10AM-3PM

For immediate assistance during normal business hours, call the SRG front desk at (970) 468-9137. For after-hours emergencies, call (970) 470-5252.

Anchorage East Special Assessment 2024 Breakdown				15-Sep
Unit Number	Dues Percentage	Dues Percentage		\$45,000
11	3	3%	\$	1,350.00
12	3	3%	\$	1,350.00
13	4	4%	\$	1,800.00
14	3	3%	\$	1,350.00
15	3	3%	\$	1,350.00
16	4	4%	\$	1,800.00
21	3	3%	\$	1,350.00
22	3	3%	\$	1,350.00
23	4	4%	\$	1,800.00
24	3	3%	\$	1,350.00
25	3	3%	\$	1,350.00
26	4	4%	\$	1,800.00
31	3	3%	\$	1,350.00
32	3	3%	\$	1,350.00
33	4	4%	\$	1,800.00
34	3	3%	\$	1,350.00
35	3	3%	\$	1,350.00
36	4	4%	\$	1,800.00
41	3	3%	\$	1,350.00
42	3	3%	\$	1,350.00
43	4	4%	\$	1,800.00
44	3	3%	\$	1,350.00
45	3	3%	\$	1,350.00
46	4	4%	\$	1,800.00
51	3	3%	\$	1,350.00
52	3	3%	\$	1,350.00
53	4	4%	\$	1,800.00
54	3	3%	\$	1,350.00
55	3	3%	\$	1,350.00
56	4	4%	\$	1,800.00
		100%	\$	45,000.00