

Dillon Pines Townhome Association

Memorandum to Dillon Pines Owners

Re: Dillon Pines 2025 Annual Owners Meeting Minutes, Parking and Snowplow reminder and Fireplace Chimney Cleaning

August 2025

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 2025-26 Board list and the 2026 approved budget along with the dues calculation spreadsheet. There is an increase to dues beginning in January 2026. If you have ACH withdrawal through SRG, your dues amount will be adjusted internally. If you write a check or pay through your bank, please make sure to adjust the payment beginning January 1, 2026.

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.

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. Please be sure to remove your vehicles from the parking lot at Dillon Pines by 8:00 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 Services 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