

Dillon Pines Townhome Association

Memorandum to Dillon Pines Owners

Re: Dillon Pines 2026 Annual Owners Meeting Minutes, Parking and Snowplow reminder and Fireplace Chimney Cleaning

October 2026

Dear Dillon Pines Homeowners,

Thank you to everyone who was able to participate in this year's Dillon Pines Annual Owners Meeting, either in person or by proxy!

Attached are the minutes from the meeting, the 2026–27 Board of Directors list, the approved 2027 budget, and the 2027 dues calculation spreadsheet.

There will be an increase in dues beginning January 1, 2027. If you pay your dues through ACH withdrawal with SRG, your payment amount will be adjusted automatically. If you pay by check or through your bank's bill-pay service, please be sure to update your payment amount beginning January 1.

As we head into the winter season, please keep the following reminders in mind:

- House Rules: Please review the Association's House Rules with your renters, tenants, guests, and family members. Remember to pick up after your pets and keep your decks clean and orderly.
- Trash: Only household trash may be placed in the Association dumpster. Construction materials and debris are not permitted. If you rent your unit, please make sure your tenants and rental management company are aware of this requirement.
- Winter Parking & Snow Removal: Each unit is limited to a maximum of two vehicles parked on site at any one time. On mornings when Dillon Pines receives 3 inches or more of snow, all vehicles must be removed from the parking lot by 7:00 a.m. so the snowplow contractor can properly clear the lot. Please pass this information along to your tenants and guests. Vehicles that are not moved may be towed and/or fines may be assessed.
- Fireplace & Chimney Maintenance: Fall is a good time to have your fireplace and chimney cleaned and inspected. Consider It Done Services provides this service and can be reached at 970-420-9867.
- Winter Heat: Please make sure your unit thermostats are set to maintain a minimum temperature of 55°F to help prevent frozen pipes.

Please feel free to contact Summit Resort Group Property Management at 970-468-9137 or any member of the Board if you have questions.

Thank you and have a wonderful fall and winter season!

Sincerely,
Dillon Pines Board of Directors