

Homestead at Three Peaks

November 2017

Memorandum to Homestead at Three Peaks Homeowners re 2017 Annual Owner Meeting Minutes, 2018 Approved Budget and Dues, Insurance and Maintenance Responsibility, Recycling, Unit Services and 2018 Board of Directors

Dear Homestead at Three Peaks Owner,

Thank you to all who were able to attend this years Homestead at Three Peaks Annual Owner Meeting. Attached are minutes from the meeting.

The Owners at the 2017 Annual Owner Meeting approved the 2018 budget to include a \$15 per Home per month increase to dues effective January 1, 2018.

The Owners discussed Insurance Coverage as well as Maintenance Responsibility. Please remember, you as individual Owner are responsible for all property and liability insurance coverage on your home! The Homestead HOA does not carry any insurance coverage on your individual home. In addition, you are responsible for all snow removal at your home (excluding the front sidewalk) and you are responsible for expenses associated with the maintenance, repair and replacement of items associated with your home, but not associated with all the homes, as per the HOA Governing Documents. Expenses particular to your home are to be billed per the "individual unit assessment" as stated in the HOA Governing Documents. This is outlined in the attached 2017 Annual Owner Meeting Minutes.

"Co-mingled" Recycling containers will be added to the common trash service. The Recycling containers will be housed in the dumpster enclosure. Please note that Glass is NOT accepted in the co-mingled containers! Please do not place glass in the recycling containers at the Homestead!

Special thanks to Dave Paynter for his past years of service on the Homestead at Three Peaks Board! Welcome back to the Board Steve Deppe! Attached is your current Board of Directors list!

Reminder, be sure to have your unit mechanical systems (boiler and water heater) inspected and serviced regularly! Please note that there are "water leak detection" devices on the market that are effective and inexpensive to install! A few Summit County Mechanical companies to assist:

Gallego Mechanical, 970-406-0336
Breckenridge Mechanical, 970-453-1950
County Wide Plumbing, 970-262-1939

Unit Services

Summit Resort Group Property Management (SRG) is available to shovel your unit back patio/deck from the months of December through April for the seasonal fee of \$300.

SRG is also available to do security checks in your units for the monthly fee of \$50 for one time a week checks and \$25 per month for every other week (2 times a month) checks.

(note, if you have signed up for these services in the past, we ask that you please contact us to sign up again as we would like to update our list!)

We can also change out your unit smoke and co detectors for \$95 (including the high one)!

Please contact Summit Resort Group at 970-468-9137 or via email to klovett@srgsummit.com should you have any questions or if you wish to sign up for services listed above!

Have a great Winter season!

Sincerely,
Homestead at Three Peaks Association