

**Lake Forest
Frisco Colorado**

**Board President's
2020 Winter Update**

Winter has arrived in the high country and as we approach the Holiday Season there will be an increase in activity in and around Lake Forest. Below is a quick update on Lake Forest. I hope you find this information helpful and informative.

New Board President

As many of you already know, Kathy Chinow had to step down from her activities with the Lake Forest HOA to attend to personal matters. The Board has elected Bob Seibert to take over as President to fill out her term to the next general election. Bob has been a homeowner at LF (Lake Forest) since 2014 and has been on the board since 2015.

COVID-19 & Hot Tub

Unfortunately COVID-19 does not show any signs of abating in Summit County. Until such a time that the Summit County Health Department relaxes or removes its current restrictions the Lake Forest Hot Tubs will remain CLOSED.

With owners and visitors coming from many different areas please be aware of the local restrictions in-place within Summit County. Current Summit County and State of Colorado guidelines for maximum group size, mask wearing and physical distancing are in-place. The following Summit County government website is a great resource:

<https://summitcountycolorado.gov/1306/Coronavirus>

Snow Removal

LF contracts with a commercial company to provide snow removal for our property. Snow removal is one of the HOA's major expenses each year. We budget for a limited number of snow removal days and have the option to increase those days as needed. The threshold for plowing is usually 3" of new snow.

There is no way that we can continuously plow during heavy snows and many times you will not see equipment onsite for light dustings.

Please be prepared for high-alpine, winter conditions while at Lake Forest. Please make sure your car tires meet or exceed the State of Colorado Traction Laws. In addition, keep an eye on your surroundings. Surfaces and walkways may be icy, our steep pitched roof presents a falling ice and snow hazard and last winter a moose walked right up from the lake, between B & C

Buildings, stepped over the ropes and through the area by the Hot Tubs.

Don't forget the reason we have winter conditions to deal with is that we are bought a condo in the mountains. Be prepared and enjoy our beautiful environment.

Two items that we as owners can do to assist during the winter:

1. Please keep a snow shovel handy in your garage. Taking a moment to shovel out the area just in front of your garage will go a long way in helping us keep the surface clean and snow free. Fresh snow is much easier to remove before it is driven on and packed down.
2. If you live on the second and third levels (especially the 3rd level units in the E & F Buildings) please keep an eye on the icicles that grow above your balcony. Take a look below and when it is clear please knock them down.

Trash & Recycling

We continue to have issues with trash and recycling. There will soon be some new signage in the trash building but as a reminder in Summit County recycling rules clearly state:

- No Plastic Bags
If you collect your recyclables in a plastic please empty the contents into the recycling bins and then throw away (or re-use) the plastic bag.
- No Glass Containers
Summit County does not collect glass for recycling from curbside collections or dumpsters.

If you have large cardboard boxes and glass that you wish to recycle Summit County has several Recycling Drop-off Locations. The closest one to LF is in on Peak One Blvd., next to Summit County Commons. If you have items that don't fit into the existing containers it is your responsibility to properly dispose of

them. It is unacceptable to just leave trash, recycling, electronic, beds, household furniture, etc. on the floor of the trash building.

Noise

We have all chosen to live in a multi-unit development. Unfortunately not everyone has the same interruption of “quiet enjoyment”.

Short Term Rentals ((STR) within Summit County and the Town of Frisco are well regulated. If you are encountering any issues with occupants of a STR you are encourage to report it to both the Summit County STR complaint line, for tracking by the Town of Frisco, and also to Summit Resort Group so any necessary action can be taken up with the unit owner.

Summit County Short-Term Rental Complaints

To report non-emergency issues concerning a short-term rental (STR) property, contact the STR Helper Hotline online or by phone. Non-emergency issues may include noise, parking violations, occupancy-limit violations, pet issues, feeding wildlife, trash issues or other code violations.

- STR Helper Hotline: 970-368-2044
- Submit a complaint online

If you have an emergency, do not call the STR Helper Hotline – call 911.

The STR Helper Hotline is available 24/7 to assist with resolving STR complaints. If you choose to submit your complaint online, you have the option to upload a maximum of three images or videos, up to 10 MB each.

For more information on the Town of Frisco STRs please reference:
<https://www.summitcountyco.gov/1252/Complaints>

Parking

As the ski season and winter approaches, even with Covid, we expect to have a busy winter to LF. There is ample parking for everyone but we remind you to be considerate and think of others when accessing our complex. Please leave areas in front of building entrances open and unobstructed. This is very important to allow residences easy access and if ever necessary fast and direct access to emergency response personnel. We encourage everyone to use their garage as their primary parking location. This will greatly reduce the number of vehicles on the surface lots and on snowy days keep your car clean and snow free in addition to allowing for better snow removal from the surface lots.

Budget

The LF 2021 Budget has been approved by the Board and distributed to all owners via a separate email. The Budget ratification meeting is set for 5:15PM on Monday, December 14 via a Zoom call. The Board was able to craft a very workable 2021 Budget without any increase in HOA fees.

Pella Windows

The replacement of the incorrect Pella windows is set to begin on Monday, November 30th. You should have received a detailed explanation of this issues and the replacement strategy. Bottom line: The Pella windows that were shipped to and installed at LF during the recent construction turned out not to be high altitude compliant as was specified in the purchase order. This has caused a failure (window breakage) of multiple units. Through extensive work by David Ehrenberger and Dennis Murphy, Pella has stepped up and admitted the mistake and agreed to replace, at their cost, all of the defective windows.