

**Lake Forest HOA
Frisco Colorado**

2021 Winter Update

Winter is in full swing in the High County. With Covid-19 stretching into its second year the High County still offers great adventures but with winter there are always some areas of caution. Please read this newsletter in full as it contains some important information about issues in and around Lake Forest.

Frozen Pipes – MAJOR FLOOD DAMAGE

On the evening of Wednesday, January 27 a water pipe ruptured above the utility area of a third-floor unit. The unit was unoccupied at the time and it appears that the furnace had failed. This failure contributed to the low temperature in the unit and the eventual freezing and rupture of the water line.

With the second-floor unit also not occupied it was not until water started to leak thought the ceiling of the ground floor unit that we were alerted of the problem. The tenant of the ground floor unit called Summit Resort Group and the water to the building was turned off within 10 minutes of the call. Unfortunately, extensive damage had been done to all three units in the stack. The three units all suffered water damage to the kitchen, utility area, living room, master bathroom and master bath. All units have been stripped down to the studs; all cabinets, counter tops, flooring and drywall has been removed. Insurance adjusters are working to determine financial responsibility.

Frozen pipes are a constant concern. The construction of Lake Forest was done in such a way that there is no one single point of water flow into a unit that can allow for a central turn-on/turn-off, unit specific control valve. In addition, some of the water pipes are routed through the unheated attic and joist spaces above and between the units. This presents a major concern especially for 3rd floor units as there is little protection for this piping. Unfortunately, there is no simple solution for rerouting these pipes so the only solution to prevent the pipes from freezing is to ensure that the 3rd floor units maintain heated throughout the winter.

Freeze Detection and Warn Devices

The Board is very aware that many of the Lake Forest units are not occupied on a full-time basis. The Board feels that it is imperative that we as owners take necessary steps to monitor our units on a 24 hour a day basis to reduce or mitigate any situation that could cause damage to adjacent units and the HOA common ele-

ments. Having someone look in on your unit on a weekly basis would not have been sufficient to prevent the recent flooding.

There are several products on the market that provide air temperature monitoring and notification if the temperature drops below a given threshold. Some are part of home security systems, some standalone, while others are incorporated into the thermostat.

The Board strongly encourages all owners, especially owners of third floor units, to invest in some type of low temp warning system. A separate email will be sent out very soon to the owners of third floor units providing more details and strongly encouraging them, if they have not already, to install such a device.

Owner Update and Survey

Included with this mailing is an Owner Update Form. With the recent events in D Building, it was brought to our attention that the owner contact information that is on file at Summit Resort Group (SRG) might not always be current. This is especially true of some of our long-term owners. Please take a moment to complete this form with your current information. We would also appreciate you filling in the survey information. When you have the form completed please scan or take a photo of it and return to Kevin Lovett at SRG (klovett@srgsummit.com)

COVID-19 & Hot Tub

COVID-19 remains a major concern in Summit County and the County remains at an alert level that does not allow Lake Forest to re-open the hot tubs. We continue to monitor changes to the alert level and when we receive notification from the Summit County Public Health Department that it is safe, we will move to re-open the tubs. Until that time the hot tubs will remain closed.

Snow

After a dry January it looks like snow is finally returning to the county. While the skiing and snowshoeing

improves the added snows can make for some dangerous conditions.

Please be aware of your surroundings. We live in a high alpine environment.

Look Down: As you move around Lake Forest. Always be aware that there may be icy areas on our walkways, parking areas and steps. The conditions can change quickly with melting and new accumulations.

Look UP: The roofs of Lake Forest are notorious for the buildup of large icicles. These can be beautiful but also extremely dangerous. Avoid, if possible, walking under areas with ice build-ups.

Snow accumulation on balconies: If you live on the second and third levels or Buildings A – D or the top level of Building E & F please be considerate of the neighbors below you and take the time to remove snow buildup from you deck. As the days get sunnier and warmer the south facing Lake Forest decks are a wonderful place to sit and enjoy the sunshine. Dripping snow melt from above can ruin that peaceful enjoyment.

Trash & Recycling

A constant reminder regarding recycling:

- 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 do not 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.

Parking

Long term parking: While there is no restriction on duration of parking at Lake Forest it has been observed that several vehicles are been left parked

outside for extended periods of time. If you need to leave a vehicle parked outside at Lake Forest, we ask that you kindly park in a location that allows for continued efficient snow removal and does not inconvenience your fellow residents. While parking the vehicle in a garage is the best option, we understand that that is not always possible. If you must leave a vehicle outside, please park away from building entrances and avoid leaving a vehicle in the middle of a parking row.

STR Parking Plan: Each Short-Term Rental (STR) units is required by Summit County to provide a parking plan. If you rent your unit on a short-term basis, please make sure the parking plan you provide clearly articulates the Lake Forest parking restrictions. The plan should clearly state:

- No Trailer Parking
- No Parking in front of entrance
- No Parking in front of garages
- No overnight occupancy of a van or camper.

Pella Windows

David Ehrenberger & Dennis Murphy, HOA Board members and members of the maintenance committee, continue to work with Pella Windows to ensure that all the windows that were purchased and installed during the renovation project are windows designed for high altitude installation. Expect to see additional work and inspection during the coming months.

Annual Owners Meeting

The Annual Owners Meeting is scheduled for Saturday June 26, 2021. The meeting is currently scheduled to be held via Zoom. Exact time and Zoom link will be forward early in June.

Board Elections: At this year's annual meeting there are three (3) Board seats available. One seat is currently open the other two are currently held by Bob Seibert and Dennis Murphy. If you are interested in being on the Board please let Kevin Lovett at SRG know so your name may be placed on the ballot.