

**Lake Forest HOA
Frisco Colorado**

Winter 2023 Newsletter

To keep all Lake Forest owners better informed I have volunteered to serve as the head of the Communication Committee. This committee is one of several committees that were formed to assist the Lake Forest HOA Board and to get additional owners involved. Comments and feedback on the newsletters are always welcome along with topics that you wish to have included. Please direct any comments to: Bob Seibert, bseibert@rmi.net.

2023 Budget

At the January 5, 2023, Budget Ratification Meeting the Lake Forest HOA annual budget for FY 2023, as approved by the Board, had no votes in opposition and therefore was accepted. The statement you received via Summit Resort Group, emailed January 6, 2023, shows the correct monthly HOA dues amounts for 2023. If you haven't already setup an ACH (Automated Clearing House) payment please considering doing this. It is easier for everyone to make sure monthly payments are made on-time and properly credited to your account. To setup or change ACH payments respond to Lisa Brecheisen with Summit Resort Group (lbrecheisen@srgsummit.com) and she will email you the necessary forms.

The revised budget that was accepted reflects the removal of an increased monthly amount for reserve funding. The budget that was rejected at the December 6, 2022 Budget Ratification Meeting included an increase in the monthly amount allocated to the reserve fund. At that meeting a large contingent of Lake Forest owners were present and voted in excess of the 51% requirement in opposition to the proposed budget. The main opposition was the large increase in the monthly HOA fee. Please see the sections below for additional information on potential upcoming expenses that are anticipated due to increased insurance premiums and replacement of the fire sprinkler system.

Insurance

Lake Forest will receive its 2023 insurance renewal on March 15. There is a very real potential for a large increase in premium coupled with a decrease in coverage, e.g., larger deductible. This increased insurance cost has been anticipated by the Board. Part of the increase in your monthly HOA dues for 2023 operating funds reflect this anticipated increase.

Insurance costs have been increasing with the increased cost for labor and building materials. Combine that already expected increase in rates with additional rate

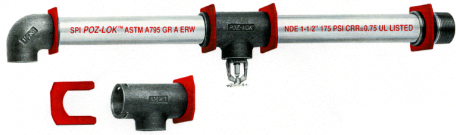
increases expected based on Lake Forest's 2022 claim history and Lake Forest could be looking at a very expensive insurance renewal. The 2022 budget line item for insurance premiums was double that of 2021. In the 2023 budget the insurance line item has again been doubled. Until we received the 2023 insurance renewal, we are uncertain as to if that line item increase will be sufficient.

2022 was the second year in a row that Lake Forest had major claims against its property insurance.

- In 2021 a water pipe in the D 304 froze and burst. D304 and D204 were unoccupied at the time and the leak was not detected until water was seen dripping from the kitchen light fixture in D104. All three units received extensive water damage. The units all had to be stripped down to the studs and rebuild. Total claim: \$216,000.00, Claim Status: Closed.
- In 2022 a water pipe froze and burst in D302. There was damage to D302, D202, and D102. Total claim: \$60,000.00, Claim Status: Closed.
- In 2022 an elbow on the fire sprinkler system serving the 4 stack on the B Building developed a leak that was determined to have been caused by freezing conditions. The fire sprinkler system branch that serves that stack was not repairable and had to be replaced. This involved opening interior wall cavities to access and replace the fire sprinkler piping. Total claim: \$120,000.00.

Last year's special assessment of \$180,000 allocated as \$2,392.74 for each of the 2-bedroom units and \$2,583.00 for each of the 3-bedroom units was to insulate and tent the attic pipes per Lake Forest's remediation plan submitted to the Community Association Underwriters insurance company due to the freezing pipe losses and insurance claims.

Fire Sprinkler System (Poz-Lok)



What is it and why should I be concerned?

The Problem: Building A, B, E & F incorporate a fire suppression (water sprinkler) system that was manufactured by Poz-Lok. Poz-Lok is a brand of pipe and pipe fittings sold for use in fire sprinkler systems in residential and commercial buildings beginning in 1990. This system allowed for a quicker and less expensive installation as it eliminated the need for threading all the pipe and joint connections.

In 2004 a \$14.5M class action lawsuit was approved paying for damages incurred by owners of buildings with Poz-Lok systems installed. The lawsuit alleged the Poz-Lok pipes had defective weld seams that lack sufficient zinc galvanizing. These Poz-Lok pipes are allegedly prone to premature corrosion at or near the weld seam, resulting in failure of the pipe. The class action lawsuit alleged that the defendants knew about the alleged defect but concealed it from building owners. The defendants denied the allegations and contend the alleged pipe leaks have been traced to other factors, including faulty installation or maintenance, and microbes in certain water supplies. At the time of the lawsuit Lake Forest had not experienced any problems with the Poz-Lok system, was not part of the class action lawsuit, and received no financial compensation.

After lawsuit Poz-Lok went out of business and there is no other source of parts for the Poz-Lok system and no other financial recourse. Western States Fire Protection (WSFP) is the company Lake Forest contracts with for maintenance of our fire suppression system and who did the replacement in the B Building. They choose not to try to salvage any of the pipe or fittings that were removed from B Building as WSFP would not warranty any future repair work where those pipes or fittings were used.

Our current insurance carrier informed the Board after the leak in the Poz-Lok system in Building B that the property insurance would no longer cover any damages originating from water leaking from the Poz-Lok system regardless of cause. Lake Forest has reached the end of the life expectancy for these systems and has no

other option than total system replacement. This is necessary to avoid an uninsured, catastrophic event.

The Solution: The Poz-Lok fire sprinkler systems needs to be replaced in Building A, B, E & F. This is going to be a massive undertaking. Once the fire suppression system is taken offline the affected units will not be inhabitable. This is by order of the Summit County Fire. The plan is to keep all disruptions to a minimum and to return units back to the owners as quickly as possible. To accomplish this the current plan is to proceed in stages. The process is as follows:

- Remove all furniture and belongings from the unit. Owners of units in Buildings A & B may store items in their garages while work is being done on their buildings. When work is being done on buildings E and F all garages on the ground level will have to be empty.
- Cut open the walls to expose all the existing pipe.
- Remove the existing fire suppression system.
- Install the new system, test and certify.
- Patch the walls, retexture and paint.
- Return the unit to the owner.

How To Proceed: The Board has appointed Doug Weigand as chair of the Poz-Lok committee. Doug is looking for owners with experience in project management, planning, and construction to join the committee. Doug can be reached at douglasweigand@sbcglobal.net if you are interested in joining the committee.

Doug is hoping that by the annual meeting in June that he will have some idea of the scope of this project including costs and timelines.

Hot Tubs – Spa

If you have used or been around the hot tubs recently you will have noticed some significant changes and upgrades. Some visible and some out of sight below deck.

Here's what we know so far:

- All autofill systems are working on all tubs.
- All timers are now working and no longer sticking causing the tub jets to constantly run.
- All three tubs have new covers.
- Installed WiFi and security cameras at tub, trash garage and grilling area to make area safer and to catch offenders.

- Installed Nest keypad for tub entrance with code for renters, homeowners and service company to identify abusers.
- All three tubs are now open every day unless one is having a problem.
- Cameras have been successfully used to ask offenders to leave the tub area after hours.
- Established a routine maintenance schedule based on operator training and certification. Tubs will be monitored during peak seasons and maintenance adjusted as necessary.
- Decking has been sanded and stained.
- New LED lighting

All owners have been emailed the codes to use to access the hot tub. If you have misplaced that email, please contact Summit Resort Group to get the codes. We have one code for owners and one for renters.

Snow

The good news is after a wet summer the precipitation continues in the form of snow. Summit County is currently out of any drought status. While the skiing and snowshoeing is fantastic 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. There are buckets of ice melt located in all stairwells. Since our snow removal team cannot always be onsite, feel free to use the snow melt as you deem necessary. This is especially true in the late afternoon and early evening when the snowmelt is starting to re-freeze.

Look up: The roofs of Lake Forest are notorious for the buildup of large icicles. These can be beautiful but also very 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 your 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

Just like the Hot Tub area a security camera has been installed at the entry to the Trash & Recycling building. We hope this will allow us to identify individuals that are misusing the Trash and Recycling area.

A constant reminder regarding recycling:

No Plastic Bags

If you collect your recyclables in a plastic bag, please empty the contents into the recycling bins and then throw away (or re-use) the plastic bag.

Glass Containers

There is a container for glass recycling. Please make sure only glass bottles are placed in this container.

Large Cardboard Boxes

If you have large cardboard boxes to recycle Summit County has several Recycling Drop-off Locations. The closest one to LF is off Peak One Blvd., next to Summit County Commons.

Large, Non-recyclable Items

If you have items that don't fit into the existing containers or are not recyclable 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.

These items can be taken to The Summit County Resource Allocation Park (SCRAP) facility located at 639 Landfill Road, two miles north of Keystone, Colorado, 0.2 miles north of U.S. Highway 6.

The SCRAP accepts household hazardous waste (e.g., paints, stains, fertilizers, cleaners) and electronics waste (e.g., TV's, computers, printers, scanners, stereo equipment) for recycling and safe disposal. Thanks to the Safety First Fund, approved by local voters in 2014, these services are free to Summit County residents and property owners. Please bring proof of residency with you.

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: All Short-Term Rental (STR) units are required by the Town of Frisco 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.

Pets

As always please keep your pets on a leash and always take your dogs to the designated areas on either end of the property when they are out. Both designated dog relieve areas have poop bags and trash cans so there are no excuses for not cleaning up after your pet.

Why keep your dog on a leash?? There has been a moose spotted in the area in the last several weeks and confrontation between moose and dogs usually end very poorly for the dog.

Annual Board Meeting

The Annual Board Meeting is scheduled for Saturday, June 24, 2023, at 1:30 p.m.

Board Elections: At this year's annual meeting there are two (2) Board seats up for election. 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.

New Contact Phone Number for Site Manager

Our site manager is Bells and Whistles, Anastasia Bell. Her **new** phone number is **970-968-7646**.

She is responsible for:

- Water leaking into the unit from the outside
- Hot tub maintenance
- Exterior cleaning, maintenance or repair
- Parking lot maintenance
- Rule enforcement
- Snow removal

She is **not** responsible for:

- Interior maintenance or repair
- Kitchen appliances
- Hot water heater
- Furnaces
- Clogged toilets