

From: [Kevin Lovett](#)
To: [Kevin Lovett](#)
Subject: Timberline Cove Owner Survey
Date: Thursday, May 20, 2021 8:20:50 AM

Dear Timberline Cove Owners,

Your board has been considering and evaluating two strategic initiatives to maintain Timberline Cove's premier property status. We are at a point where we need owner input.

As background, your board monitors the Summit County real-estate environment, manages costs, and routinely considers proposals to maintain and enhance Timberline Cove as a property that offers both an unparalleled living experience and remains an attractive investment. It is clear to the board that each of you takes pride in our condo's unique status, acknowledge its top-notch location and enjoy the unique lifestyle it offers. Additionally, there are an increasing number of owners who use their units as their home verses a vacation residence or rental property.

First Initiative: *Should the Articles of Declaration be amended to restrict short-term rentals (defined as a rental of less than 30 days)?*

Background: Owners who spend significant time in their condo confirm that short-term renters are creating problems including, but not limited to: damage to the elevator doors; damage to the garage doors; improper disposal of trash/recycling materials; exceeding maximum occupancy limits; excessive noise/partying complaints, and garage park issues. Some of these issues resulted in expensive repairs. Others have degraded the Timberline Cove experience for owners and guests. Short-term renters are more prone to cause damage, (including to the shared facilities) and because they aren't part of the community, more likely to be disrespectful and noisy. Exacerbating these problems are the use of Airbnb type rental arrangements. In these situations, it is very difficult for our association to recover costs associated with property damages.

Some associations have a monthly surcharge for owners that rent their units. Other associations restrict short-term rentals. Timberline Cove can amend its Articles of Declaration if 2/3 of the owners (20 out of 30 units) support the proposed change. The legal fees to change the documents are estimated to be less than \$6,000. The proposal being considered is a way to maintain Timberline Cove's premier property status, manage costs, and keep our property an attractive investment. Property ownership fosters a sense of pride in and care for personal property.

Second Initiative: *What changes, if any, should be considered regarding the hot tubs?*

Background: Hot tubs are a great amenity for owners and enhance the value of our units. There are, however, issues with our current hot tubs that need to be addressed including harsh chemicals, excessive noise and expensive maintenance. Our current hot tubs use a bromine purification system. Bromine is a harsh chemical resulting in bromine rashes for some users, and some people cannot tolerate bromines at all. Other common purification systems are chlorine, ozone, and salt water. (Both Breckenridge and Silverthorne Recreation Centers use chlorine. Copper Mountain Spa & Athletic Club uses a saltwater system) There are pluses and minuses to the different purification

system. It is probably safe to say that a bromine purification system is the least desirable. The design of the spa jets and water circulation system results in excessive noise, both for hot tubs users and several adjacent units. Noise from the air intake tubes can exceed 80 decibels. Prolonged exposure at this level can cause permanent hearing loss. In addition, people trying to talk over the loud jets make for a very loud common area. Hot tubs in general are maintenance intensive and require ongoing operating and periodic capital expenditures. Our hot tubs are no different.

We have been made aware of the issues described above by several owners and the board is forming a sub-committee to evaluate possible alternatives and make recommendations. We can continue to maintain our hot tubs as they are today; we can look at upgrading the systems or even replacing our 15-year-old system with a new system. At this point, it is too early to have a specific proposal to request feedback on, but we do, however seek owner input on the hot tubs.

To help the board gauge owner views on rentals and hot tubs, please click on the survey link below by June 15, 2021. Based upon the survey results and your input, the board will chart a course of action.

[Timberline Cove Owner Survey](#)

Thank you for your time,

Timberline Cove Board of Directors