

MOUNTAIN SIDE HOA QUARTERLY NEWSLETTER

January 22, 2023 Edition #8

Mountain Side Major Project Activity

In addition to routine maintenance activities each year, multiple major projects are completed on our campus.

Projects completed in 2022 were the Bill's Ranch Lake footbridge, exterior staining of several condos with new color scheme, asphalt sealing in parking lots D/E/F/G/H/I/J, replacement of garage furnaces, the hot tub heaters, and the clubhouse furnace, inspections of walkways, and the installation of the condo supplemental support columns.

Projects being planned for 2023 include condo building painting, walkway repairs, asphalt sealing in parking lots A/B/C, installation of a concrete apron at the curve of lot I/G and Bill's Ranch Rd., Condo railing repairs, and repairs to the irrigation/sprinkler system and clubhouse pool lining.

Volunteers Needed

The HOA has a number of large construction projects scheduled for 2023 that need project lead and oversight. We would like to expand our volunteer support list with one or two individuals that have experience in maintenance, construction, and/or project management to assist us in managing these projects and keeping our costs low. If you would like to volunteer to assist with a project, please contact Paul Hamilton via email:

2paul.hamilton@gmail.com

Condo Supplemental Column Supports Project

In June 2021, concrete cracking and spalling was noticed on several of the support columns located in the Condo garages. John Cona, PE, was engaged to do a thorough inspection. The cracking was isolated to those columns at the ends of a major steel beam that bisects each Condo, A through H. A total of 11 columns were identified to need supplemental support columns. Design of the new supports was done by Denver engineering firm, Martin/Martin. ASR Companies managed fabrication, installation, and concrete repairs in the last half of 2022. The job is now essentially complete, with a final column coating to be applied in warmer weather. The total costs for inspection, design and repairs were approximately \$200K. Thank you to the Condo owners who accommodated the construction activities and relocated cars as needed.

Laundry Room

Kevin Carson, Property Manager from Summit Resort Group, Whitney Thompson, Condo Board member, Otto from SRG, and a representative from CSC (the company managing the community washing machines and dryers in the Clubhouse met recently to discuss

performance under the contract. Washers have been breaking down on a regular basis (only two currently in working order) and need replacement. Kevin will be reaching out to our Account Manager to discuss possible options. Our goal is to replace the washing machines with updated machines and pay option technology. The issue will be an agenda item at the February Board meeting.

Smoking Policy Reminder

Please remember that smoking of any kind is not permitted on either Limited or General Common elements (defined by the Declaration) within 20 feet of any building. This includes all decks or balconies off of individual units and garages. Owners or renters that break this rule will be sent a violation letter and fined according to our Rules and Regulations. If you rent your unit, please make sure to communicate this Rule to your guests.

Landscape

Happy New Year from the Mountain Side Landscape Committee. This winter the landscape committee met to discuss spring plantings and are excited to get to work when the weather warms up in June. Stay tuned for opportunities to volunteer a few hours outside this spring and to get to know your neighbors while turning over dirt and planting annuals. Thank you for helping to keep the campus and Clubhouse gardens and flowers lovely for all to enjoy.

Xfinity/Comcast Condo Re-cabling

The re-cabling work has been paused due to issues with the installation in A and B buildings and the location of the outlets and wiring. The location of the new cabling outlets makes the wiring go either around the fireplace or across the middle of the living room floor. As owners have expressed, this is unacceptable. SRG and a few board members recently met with Comcast and have negotiated an acceptable installation solution.

Comcast has agreed to offer us an all wireless solution for the TV boxes. The gateway device (combination modem router – your “internet box”) will still need to be plugged into the new primary outlet that was recently installed near the fireplace and deck sliding glass door.

One XB8 Gateway (the most advanced Gateway Comcast can offer) will be installed in each unit, at the locations of the new drop. The Gateway will need to be connected to a power outlet and a coax cable at that location. Any additional TV boxes provided will be wireless.

SRG will conduct inspections of all units to determine if power is located near the new cable drop. We will provide Comcast with a list of any units that need special wiring considerations. If a unit does not have power close to the router location, Comcast has provided a few other options. We will communicate those options to owners as needed and allow them to determine the best option for their unit in advance of the installation.

Mountain Side Facebook Page reminder

Remember to join the Facebook page to meet your neighbors, ask questions and share pictures. If you already have a Facebook account, login and search for Mountain Side, Frisco, CO in the search box at the top left corner of the page and click on Groups near the bottom of the list. Then click on Mountain Side, Frisco, CO. Your request to join the group will be approved within a few days.

Next Board Meeting

The next HOA board meeting is scheduled for **Thursday February 23rd at 5:30PM.**

All newsletters will be posted on our website: <https://srghoa.com/location/mountain-side/>

Summit Resort Group Contact Information

HOA Administrator Kevin Carson can be reached at:

Email: kcarson@srgsummit.com Office Phone: 970.468.9137 Cell Phone: 970.368.5576