

MOUNTAIN SIDE HOA QUARTERLY NEWSLETTER

June 11, 2021 Edition #2

Welcome to the Mountain Side HOA quarterly newsletter. Summer is in full swing in Frisco with the marina open as well as shops and restaurants in downtown. Below are updates of recent happenings on the Mountain Side campus.

Clubhouse Remodel and Enhanced Amenities

The Mountain Side Clubhouse continues to be closed to complete a major remodel and repurposing of some of the space. The Board approved this project so that the Mountain Side amenities are up to date and in first class condition.

Many replacements and upgrades have been combined into one major project in order to make good use of the time the clubhouse had to be closed for COVID-19. The remodel is being funded out of MCR reserves and a dues increase will not be needed to support this project.

The upgrades were made with an overall design aesthetic, with the goal of giving the clubhouse a relaxed feel, with a consistent, more modern design throughout.

The anticipated opening date is the Fourth of July with most amenities up and running. Delivery times for supplies and materials have been lengthened due to COVID-19 which has delayed the opening date. Thank you for your patience during this extended closure.

Below are some of the highlights of the remodel.

Updates and Replacements

The whole interior has been freshly painted and refinished with updated colors. We are committed to energy conservation and have converted the clubhouse to all new LED Lighting.

The pool deck surface has been replaced with a new rubberized material that is safer and more comfortable on bare feet. The indoor hot tub has been replaced with a new commercial grade tub. The dry sauna has been entirely rebuilt with new clear cedar walls, benches and a new heater. The craftsmanship is superb.

Chairs have been added around the pool and outside. A new sound system and speakers will be installed in the pool area.

The locker rooms have a fresh look including new benches, lights and plumbing fixtures.

Dual Use and Repurposing

In order to offer additional amenities, dual use areas have been created.

The racquetball court will now be dual use. The court will continue to function as a regulation racquetball court. A removable pickle ball net and floor lines have been added so the court can

also function as a non-regulation sized pickle ball court. In addition, you will now be able to enter the court without bending down as the door height has been raised.

Upstairs will now be open to Mountain Side owners and guests during clubhouse hours. The board room has been dual purposed to also function as a small fitness center. It will start with two commercial grade exercise machines (stationary bike and elliptical) a few mats and bosu balls, with a nice view of Peak One.

The fireplace room will now function as quiet office space with desk room and Wi-Fi.

Signage

Over 35 years, the clubhouse had accumulated 95 signs using various designs, colors and materials. They have been replaced with 35 consistent and up to date signs that will contain the same information.

Many thanks to Kevin Carson of Summit Resort Group, Erin Pfarr and Mark Clapsadle of Design Range, and the other members of the Remodel Committee Pete Pfeiffle, Julie Kenfield, David Arnold, Paul Hamilton and Don Cacace.

We hope you will enjoy the remodeled clubhouse.

Lake Pictures

Do you have old pictures of Bill's Lake? As a part of the planning for a new dredge of the lake, we would like to see any pictures that you may have of the 2004 dredge project or the 2012 dam rebuilding. We are particularly interested in pictures when the water was drained out. Forward pictures to Kevin Carson (kcarson@srgsummit.com).

Condo Garage Bicycle Clean-up

On May 21st, Summit Resort Group contacted condo owners regarding the new bike storage policy in the garages. Stickers have been issued for all bikes stored in the garage. If you have not picked up your stickers yet, please do so by June 30th 2021. After that date, untagged bikes will be removed from the racks.

Patio Home Sprinkler Update

It's that time of year again. Our lawns need watering and it is time to get those sprinklers going! The two largest shared sprinkler systems were activated on June 5th. This includes the 5 homes adjacent to building J, and 20 additional homes bound by 7th Ave and Hunters Circle. Each and every sprinkler on these 25 lots has been checked and focused. The control timers are set, and we are now running. Additional maintenance work will continue this summer to bring these systems up to code. These 25 homes share the costs of activation and maintenance and will be billed accordingly. Thank you to the volunteers who came out over the last 3 weeks to help get the systems activated!

"Slow the Flow" water conservation audit is scheduled for July for the above homes. This is an outdoor water use audit offered in partnership with Town of Frisco, that provides in-ground sprinkler system consultations. It is open to homeowners, and HOAs at no cost. Additional slots still available.

All homeowners are responsible for the sprinkler heads in their yards. Owners are encouraged to help us reduce our water consumption by replacing older sprinkler heads with more efficient models.

The Frisco “Start at the Tap” fixture rebate program offers \$100 rebates on WaterSense certified smart sprinkler timers. Smart timers are inexpensive, easy to install, and can significantly reduce water consumption. Summit resort group does not offer sprinkler maintenance services. However, Greenscapes Landscaping (970 262 6150) is the Mountain Side preferred sprinkler contractor.

If you have questions about your sprinklers, or need help coordinating with your neighbors to activate a smaller shared system, please reach out to David Arnold at the below email: MountainSideSprinklerHelp@yahoo.com.

Condo Home Improvement Reminder

Thinking of a home-improvement project for your condo? Please remember that prior approval by our HOA Architectural Control Committee is necessary for many common modifications, including changes to windows, doors, fireplace, bathrooms, kitchens, flooring, etc.

To streamline the approval process and get your project underway faster, be sure to submit the required Architectural Review & Control Approval Request Guidelines <https://srghoa.com/wp-content/uploads/2020/11/ARC-Guidelines-1.pdf>, and Form <https://srghoa.com/wp-content/uploads/2020/11/ACC-FORM-1.pdf>.

Describe your proposed project fully, providing detailed plans, copies of any necessary town permits, name(s) of contractor(s), evidence of their risk insurance, and an estimated timeline for the project. Check the Mountain Side Association Rules and Regulations to be certain your intentions conform to those requirements. https://srghoa.com/wp-content/uploads/2020/11/Condominiums_Rules-and-Regulations_02.2018.pdf

Remember, when your project is complete, inspection by an Association board member or a management agent is required. Enjoy your summer and your newly improved home!

Landscaping

The Mountain Side Homeowner’s Association has recently approved several landscape improvements at the recommendation of the Landscape Committee. These include perennial plantings in the raised beds in the parking lots and in the outdoor patio area. The perennials to be installed are suitable to the high mountain environment and include aster, columbine, lupine, rudbeckia, salvia, and yarrow.

Annuals will be installed in the hot tub patio areas in containers, hanging baskets, and in the planting beds. Any shrubs that have failed in the patio area will also be replaced.

Community planting days are currently scheduled for Saturday, June 19th and Sunday, 20th. We would be delighted to have volunteer help. Please contact Kevin Carson at kcarson@srgsummit.com to sign up and help. Bring your trowels and shovels and green thumbs! We look forward to seeing you!

Condo Door Locks

A number of Mountain Side condo owners have changed their door locks to ones not on the master key system. This is in violation of our rules and poses a risk to other owners. It is a problem that must be corrected immediately. Condominium is defined as a building or complex of buildings containing a number of individually owned apartments or houses. The rule to require emergency access by the resident manager is for the protection of the surrounding owners if an emergency arises. Possible emergency situations include fire, water or drain pipe leaks, and any other event that has a potential impact on adjoining units. Timely intervention can prevent or mitigate serious damage to surrounding units.

For those owners that installed combination locks, many combination locks allow a key access function that may be keyed to our master key system. This appears to be the optimal solution. Simply providing code information or a separate key to the resident manager does not solve the problem. In an emergency a speedy response is vital and searching for a separate key or a specific unit's lock combination is not a good option.

For specific information concerning the Mountain Side master key system, contact resident manager Mike Lechicki.

Next Board Meeting

The next HOA Board meeting is scheduled for **Saturday August 21st at 8AM**. If you would like to attend via Zoom, please let our HOA Administrator know in advance. Owners are given time at the beginning of each meeting to speak. Please send your topic in advance so it can be included in the Board package.

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

Summit Resort Group Contact Information

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