

MOUNTAIN SIDE HOA QUARTERLY NEWSLETTER

March 8, 2021 Edition #1

The Board of Directors is excited to provide a quarterly newsletter to owners. The goal is to provide communication and updates on important HOA projects and happenings. Your input and feedback are welcome for future topics you may be interested in. All newsletters will be posted on our website <https://srghoa.com/location/mountain-side/>

Welcome Summit Resort Group

As most of you know we have changed management companies. Summit Resort Group has taken over responsibility from Buffalo Mountain Managers effective December 1, 2020. They have been in business since 2001 and manage over 40 HOA's in Summit County. To learn more about them check out their website at www.srghoa.com. Our new HOA Administrator is Kevin Carson. Contact him directly for any questions or concerns.

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Clubhouse Remodel

The Mountain Side Clubhouse continues to be closed due to health restrictions, liability and the procedures we would need to implement to provide greatly reduced access. The Board has decided to use this downtime to do a major clubhouse remodel with an opening in time for the summer season. Many projects originally planned over the next five years will be completed in this one project, reducing future closures.

Some of the improvements will be a new indoor hot tub and heater, new cedar for the dry sauna, new floor covering on the pool deck, painting of the inside walls, and refinishing the wood beams over the pool and updated lighting and bathroom fixtures. We have hired Design Range, an interior design and architectural firm to assist with the design. They will also work closely with Summit Resort Group to manage the project.

The plan is for this project to be completed by the end of mud season and ready to open when the Health Department coronavirus restrictions are loosened. The project will be funded out of our reserve and will not require special assessments nor dues increase.

We appreciate your patience in the coronavirus closing of the clubhouse, but this remodel puts this time to good use by updating our clubhouse facility!

Reserve Study and Capital Expenditures

The Mountain Side Board prepares and maintains a Reserve Study. This planning tool is updated yearly with detailed focus on the near term to finalize forward budgets. It captures potential major capital expenditures, above and beyond routine maintenance and operating expenses, on a 30-year time horizon for both the HOA, which consists of common facilities, and the Condominium Association. Annual spend is in the range of \$50K to \$200K and \$75K to \$300K respectively for each Association. Funding is via the regular dues that owners pay. The overall objective is to preserve and maintain the facilities and campus in a premier condition.

In 2020 we saw major expenditures to reroof Buildings G, I and J and to replace multiple furnaces used to heat the garage pipe chases. We also completed an alarm audit and are upgrading these systems. As noted in the article above, this year we have advanced the remodel of the Clubhouse. A few of the major projects in conjunction with the Clubhouse are the replacement of the building boiler and the indoor spa. We have also retained the services of architects to help establish a long-range vision and plan for campus landscaping and building exteriors and common signage. Some of the projects envisioned for the next five years are asphalt seal coating, retaining wall timber replacement, additional roof and skylight replacements, staining of building exterior walls as needed, maybe condo access walkways and railings upgrades, pool replastering, lake dam/outlet maintenance, bridge improvement and dredging, patio and garden upgrades, irrigation system replacement and tennis court resurfacing.

Lake Update

Bill's Lake is a private lake owned by Mountain Side HOA for the exclusive use of Mountain Side owners and shore side owners. It is managed as natural open space, and primary activities are walking, fishing, and nature viewing. It consists of a 2-acre lake in the woods off of Hunter's Circle. A Lake Committee was established in 2018 and made recommendations to the Board on how to manage it going forward. In early 2020, the HOA received the unencumbered deed for the lake property.

This summer we will be working on several projects to improve and manage the lake. This includes making trail improvements, adding signage, bridge enhancements, performing dam maintenance, and making natural landscape improvements on the dam and spillway area. We are also working on a plan to dredge and deepen the lake for better fishing and algae control, and to delay the natural filling in of the lake with sediment. When maintenance is completed, we will be instituting a routine fish stocking program. All of these projects have been planned for in our reserve study and will not require special assessments or dues increases.

We are lucky to have this lake as part of our amenities of Mountain Side. Please enjoy the lake, and be respectful of wildlife and shore side owners. The only access in and out of the lake is the spur, and private easement, off Hunter's Circle. There is no rock throwing or bicycles allowed at the lake. The Lake Committee is updating rules for the use of the lake and more information will be coming.

Know your Mountain Side Condominium Parking Rules

In order to keep our campus looking good and avoid the look of a recreational vehicle storage lot, Mountain Side Condominium Association has strict rules of what can be parked in our parking lots and for how long certain vehicles may stay. These rules apply to the outdoor lots and your assigned garage parking space.

The parking lots are for Mountain Side condo owners, renters and guests only. There are a few spots along the clubhouse that are also open to Mountain Side homeowners. Nobody else may park in our lots. **In addition, certain vehicles may only be parked in our lots for 7 days in any 30-day period.** These day limits do not apply to automobiles.

Rule 11. Recreational and Commercial Vehicles, Parking or storage of any mobile home, house trailer, recreational and commercial vehicles or camper, horse trailer, motor home, step van, construction trailer

or larger vehicle, boat, snowmobiles, motorcycles and their accompanying trailers and commercial vehicles on any part of the property for any period in excess of seven (7) days in a thirty (30) day period is prohibited.

Moving your vehicle to another space or a different Mountain Side Parking Lot does not increase the day limit. The total days in our campus lots all count toward the 7-day limit. Affected vehicles and trailers over the 7 day limit will have a warning notice posted, and if not removed, will be booted with a \$100 removal charge. We may also tow at owner's expense, at our sole discretion. Please make sure renters are aware of these rules. Owners are responsible for the violations of their renters.

Mountain Side Homeowner Parking Rules

For patio home, duplex and single-family homeowners in Mountain Side there are also restrictions on parking or storage of certain vehicles outside of your garage. The rules are similar but allow for 14 days of parking in a 60-day period.

Parking or storage of any mobile home, house trailer, recreational and commercial vehicles or camper, horse trailer, motor home, step van, construction trailer or larger vehicle, boat, snowmobiles, motorcycles and their accompanying trailers and commercial vehicles on any Site for any period in excess of fourteen (14) days in a sixty (60) day period is prohibited. Owners of Site may not erect, park or store any mobile home, house trailer, tent or shack on a Site.

Homeowners in violation of this rule will be sent a warning notice and be subject to financial penalties, if not corrected.

Mountain Side Recycling Program

Mountain Side offers an onsite recycling program for our owners and guests. Four special recycle bins are located in the Condominium parking lots.

The program is based on a single stream concept where allowable recycling items are comingled in one bin. Some of the rules of the program are unique to Mountain Side, so the items allowed may not be the same as your recycling program at home.

There is no glass of any kind, including glass bottles, allowed in the recycling bins. Further, plastic bags are not allowed. This includes the bag used to gather the recycling. Thus, when you get to the bin, you should empty the plastic bag of recyclables into the recycle bin and then throw the plastic bag into the regular trash dumpster.

Allowable Recycling Items to Comingle in Mountain Side Bins

Plastic Bottles and Containers

Aluminum and Tin Cans

Paper – mail, newspaper, office paper

Flattened Cardboard and Paperboard – cereal boxes

If in doubt, put items in the trash dumpster

Prohibited Items include

Glass, Plastic Bags, Plastic Wrap, Bagged Recyclables, clamshell plastic containers

The better job we do of keeping our recycling uncontaminated, the more we can actually get recycled. For example, good recyclables contained in plastics bags, unfortunately will not be recycled.

For those who wish to recycle glass or other items not included in the Mountain Side program, there is a free recycling center at the County Commons across from the Library Building. At this county facility, all items need to be segregated. For more information, go to <https://www.summitcountyco.gov/231/Recycling>.

Electric Cars

We have recently experienced a problem with electric cars being plugged-in to the electrical outlets in Mountain Side condo garages, which is forbidden. These electrical outlets are there for heat tape and other uses. The concern is that electric cars may overload the circuit causing heat tape failure and frozen pipes.

The correct solution to this problem is to have an electrician install an outlet adjacent to your parking space and have it connected to your unit for billing. It is recommended that you have a locking cap on the outlet to prevent piracy. This must be done at the owners' expense.

For renters and visitors, Frisco has a number of charging stations available such as at Walmart, the County Commons and on 3rd Ave. between Main and Granite streets.

Summit County Dark Skies Ordinance

Mountain Side condos have an exterior light adjacent to the front door. These have a reflecting shield that directs the light inward toward the front door. A number of people have switched the position of this shield to reflect the light outward, in violation of the Summit County exterior lighting ordinance to preserve dark skies. For those in violation, please bring your unit into compliance with the ordinance.

Condo Garage Bicycle Clean-up

Bikes racks are for bikes only. Please do not leave strollers, golf clubs or other items locked to racks. Space is limited. In an effort to clean up bike racks and provide more space for owners and renters, Summit Resort Group will be rolling out a process to remove old bikes that have been abandoned. Stay tuned!

Next Board Meeting

The next HOA Board meeting is scheduled for **Saturday May 22nd 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. At the last meeting we had 35 owners attend.

We hope you have enjoyed the first newsletter!