

MOUNTAIN SIDE HOA QUARTERLY NEWSLETTER

May 25, 2023 Edition #9

New Board Member

Recently Simone Mancuso resigned from the condo board. The board elected Matt Runnells as her replacement. Matt lives in Denver with his girlfriend Erin and enjoys Mountain Side as a vacation home and a primary landing spot for ski season. Owning Building B since September 2021, Matt and Erin enjoy everything Summit has to offer - skiing, biking, and hiking with their dogs Bert and Elmer.

Matt holds a bachelor's degree in building construction management from Purdue University, spent the majority of his career as a superintendent for a large Denver general contractor overseeing high rise mixed-use apartments, resort, and healthcare construction. He is currently performing the role of an Owner's Representative for a national multi-family developer. His experience hopes to aid Mountainside and SRG in their construction, maintenance, and architectural control committee efforts.



Volunteers Needed

Calling all Mountain Side gardeners and helpers! It's a beautiful time of year to get outside, meet your neighbors, and beautify our campus. Meet at noon, June 5, at the clubhouse pool to help plant flowers. Please bring your own hand tools and gloves. Come for the afternoon or stay the night—we'll continue planting through the afternoon June 6th. Your Mountain Side community is looking forward to seeing you!

Lake Update

Our beautiful Mountain Side Lake is open for the summer season. We encourage all residents to come and traverse, fish and see wildlife at our lovely lake! We've recently installed a trash can near the path to the lake, and we encourage everyone to help maintain our lake and keep the area free from litter and dog waste. This summer the HOA will be doing some minor maintenance on the paths and banks around the lake.

The Lake Committee has authorized bids to go out for recommended minor dam repair work and we hope to be completing it soon. As a reminder, please remember to be respectful of the lake shore owner's property.



Sprinklers

The Mountain Side Community sprinkler systems will be activated in the coming weeks (weather permitting.) This includes the condo grounds as well as the 26 homes in the shared irrigation group. All patio homeowners (including those on shared systems) are responsible for the sprinkler heads in their own yards. Owners are encouraged to help reduce water by replacing older sprinklers with more efficient WaterSense certified heads.

Summit Resort Group does not offer sprinkler maintenance services; however, Greenscapes Landscaping (970 262 6150) is the Mountain Side preferred sprinkler contractor.

We are also seeking volunteers in buildings D and J, who would consider allowing us to connect our new WaterSense certified sprinkler timers to their condo Wi-Fi. PLEASE HELP US SAVE WATER! Please consider being a Wi-Fi volunteer for our new water-saving sprinkler systems. The sprinkler timers use minimal data and will not slow down your connection. Volunteers can opt out of the program at any time. Thank you to the 13 owners who have already volunteered!

Summer Maintenance

In addition to the walkway repair and railing replacement, reinforcement of the structural support columns in the garages will be completed this summer with final painting. Identified roof repairs in all buildings will be completed this summer. Many of these roof repairs are covered under warranty. There will also be ongoing minor maintenance of the clubhouse, and the potential of installing a new boiler. The landscape committee is obtaining bids for removal and pruning maintenance on certain trees on campus.

Walkway Repair and Railing Update

At a recent meeting, the Board selected AGS Contractors in a competitive bid process to repair the damaged walkways at C & H buildings, and install intermediate balusters on all walkways, stairwells and balconies to bring the railing spacing up to code. This new railing solution saved the community approximately \$1 million over prior proposed solutions. The Board engaged a construction engineer who designed the project specifications. The estimated useful life of each of the individual components, with proper maintenance, is about 30 years. AGS personnel will begin construction to fix both walkways at the end of May. Repair of these two areas will be the first priority. Baluster installation in common walkways, stairwells and unit balconies will follow. Installation of balusters on the unit balconies will occur from the outside with construction crews using ladders and scaffolding. Construction crews will not enter individual units.

These crews will be working Monday through Friday 8:00 – 5:00 pm. along with occasional Saturdays and Sundays to speed the project to completion. Weekend work will be limited to common areas, not unit balconies. Final completion is expected in mid-July. All balusters installed will be pre-painted to match the existing building colors. The new walkway decks, railing and balusters in buildings C&H will be repainted to match.

Check your e-mail for updates from Kevin Carson at Summit Resort Group on project timelines and when your building can expect to see construction crews. You will be asked to remove objects from the individual balconies or pull them back away from the railings to facilitate installation of the new balusters.

Thanks to the Condominium Railing Committee and Board members who worked hard to develop a cost-efficient solution while ensuring updated safety for our residents and guests.

Condo Property Insurance

Along with increasing safety demands and stricter risk tolerances, we have seen an **unprecedented** tightening of the large-project insurance market largely due to the collapse of the high-rise condominium in Miami along with the devastating wildfire in the Louisville neighborhood on the Colorado Front Range. Many carriers (Farmers, State Farm, Allstate, etc.) have simply left the large multi-family market. Your board has been working diligently with Summit Resort Group and our insurance agent to obtain a reasonable replacement alternative, consistent with our obligations to fully insure the common elements of our buildings as contained in the Declaration.

We realize that assessments are not welcome. As your neighbors and volunteer board members, rest assured that we worked very hard over the last several months to accomplish required and meaningful upgrades to deferred maintenance and safety issues with significant attention to appropriate spending. The insurance market collapse for large properties (\$25MM+) is simply unprecedented. We will have further information on the topic in the next few weeks. Please look for an email from SRG soon.

Frisco Backyard Fuels and Recreation Project

An open house was hosted on May 2nd by the Forest Service and Town of Frisco. The Forest Service is proposing approximately 1,250 acres of fuels reduction activities and approximately 25 miles of trails decommission, improvement, and construction activities near the Town of Frisco. A Story Map of the project is at <https://arcg.is/181GiK0>.

The project area is adjacent to the Town of Frisco, comprising parts of Mount Royal, Miners Creek, Rainbow Lake, Ophir Mountain and Gold Hill. A large portion of our backyard is at risk of being clear cut. Please take time to review the proposal and submit your comments. Please use the link to access the comments section of the proposal.

<https://www.fs.usda.gov/project/?project=63395>

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 June 1st at 5:30PM.**

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

Summit Resort Group Contact Information

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