

MOUNTAIN SIDE HOA QUARTERLY NEWSLETTER

November 22, 2021 Edition #4

Clubhouse Update

The clubhouse remodel is complete. A few things to note are the exterior hot tub jets are now operated by timer switches on the exterior wall and not on the individual tubs. The exercise room will open at 8am each day to accommodate people that wish to work out earlier than the 10am pool opening time. Many thanks to board members and volunteers who worked very hard to get this project completed.

Comcast Internet & TV

The Board has approved upgrading our Comcast cable TV agreement for condominium owners. Thanks to the hard work and negotiating skills of Jim Greene, we were able to lower the cost of our cable service while upgrading the service to high definition (HD). The available channels will be the same. In addition, we now have added internet service at 200 by 5 Mbps which includes a modem. If that speed does not meet your needs, additional speed may be purchased directly from Comcast at \$10 per month. For those owners who were already paying for Comcast internet service at Mountain Side (75% of owners), you will notice a significant drop in your bill. Monthly savings have ranged from \$40-\$80 per month. If you were not already an internet customer, you will be able to add the service AFTER Comcast has re-wired all of the condo buildings in 5 to 6 months.

Comcast has determined that our existing wiring will not adequately support the additional load. These services will be provided and funded through your monthly dues. Please note that we will not be charged for those not yet receiving internet service until the re-wiring project is completed and internet service provided to the 25% of owners not yet connected.

Enjoy your upgraded services. Any modifications (i.e. added channels or increased internet speed) should be negotiated directly with Comcast by going to the local Silverthorne office, NOT our management company. The Comcast support number is 855-307-4896. Please be sure to tell Comcast that your unit is part of Mountain Side.

Patio Home Sprinkler Update

The two large, shared sprinkler systems were winterized on October 7th. This includes the 6 homes adjacent to building J, and 20 additional homes on the loop bound by 7th Ave and Hunter Cir. These 26 homes share the costs of activation, winterization, and maintenance, and are billed accordingly. Thank you to the volunteers who assisted with the many sprinkler repair projects. This greatly reduced our shared costs.

Three new WaterSense certified sprinkler timers were installed on the Hunters Circle/ 7th Ave loop in June. This was done at minimal cost by taking advantage of the Frisco "Start at the Tap rebate program" which provides \$100 rebates for each new water saving sprinkler timer installed. Additional WaterSense timers will be installed in the spring for the 6 homes adjacent to building J.

The "Slow the Flow" water conservation audit was completed in July by Resource Central. This water use audit was offered in partnership with Town of Frisco to provide free in-ground sprinkler system consultations. This consultation includes an in-depth evaluation of the control clock and existing watering schedule to determine outdoor water usage through sprinkler run times, sprinkler head spacing, head quality and other components. Each participant receives a full printed report of the

findings and a clear, actionable list of suggestions to reduce water use and runoff, while still keeping the lawn and landscape healthy.

Condo Sprinkler System update:

The condo sprinkler systems were winterized on October 7th.

Prior to winterization, a property wide irrigation audit was completed. This internal audit was completed by David Arnold at no cost to the Condo Association. The entire sprinkler system received a thorough review including cleaning, testing, re-focusing, and labeling of every sprinkler head, valve, wire, and timer on the property. Staff and contractors were interviewed to clarify roles and responsibilities. Numerous underground leaks were identified and repaired. Two dozen broken sprinkler heads were replaced with new water saving models. Detailed system maps were created and a system manual was created for our current and future on-site staff.

The excessive watering that was reported in several areas has been identified and corrected. At the recommendation of the audit, the board approved an initiative to upgrade all sprinkler timers to new SmartSense certified water saving units. This upgrade was initiated for minimal cost by taking advantage of the Frisco "Start at the Tap fixture rebate program" which provides \$100 rebates for each new water saving timer installed. This installation of these new timers has begun, and we have requested a quote from Comcast to connect the new timers to Wifi. This internet connection will allow for intelligent weather sensing and automatic rain shutoff.

Maintenance and improvements work will continue in the spring. However, we are very pleased to report that all of the sprinkler systems are in great shape going into the winter, and we are very well prepared for the 2022 watering season.

We will also be participating in the "Slow the Flow" water conservation audit in July 2022. This water use audit is offered in partnership with Town of Frisco to provide free in-ground sprinkler system consultations. This consultation includes an in-depth evaluation of the control clocks and existing watering schedules to determine outdoor water usage through sprinkler run times, sprinkler head spacing, head quality and other components. Each participant receives a full printed report of the findings and a clear, actionable list of suggestions to reduce water use and runoff, while still keeping the lawn and landscape healthy.

If you have any questions about the condo sprinklers, please reach out to volunteer David Arnold at MountainSideSprinklerHelp@yahoo.com

LEAD LEVELS AND TESTING OF FRISCO WATER: (Information below provided by Frisco Water)

During the latest round of testing for the Town of Frisco's Lead and Copper Monitoring Program, lead levels tested exceeded the maximum allowable limits at six homes/buildings out of 40 tested in Frisco. (These 6 homes/buildings were not located in Mountainside)

Testing of all four of Frisco's water sources indicated that all sources have lead levels registering at below detectable levels. This means that elevated lead levels are not coming from Frisco's water at the source, and instead, this indicates that elevated lead levels in those six homes/ buildings are most likely coming from the corrosion of older household plumbing materials and/ or fixtures containing lead.

The 2020 results required the Town of Frisco Water division to begin the process of installing new pH adjustment systems at all four water sources to slightly increase the pH of the water, to cause the water to be in a more neutral state, to prevent the lead and copper from dissolving into the water when in contact with fixtures in individual homes/buildings.

In 1991, the Environmental Protection Agency determined that water should be checked in homes/buildings, rather than at the source water location, because the presence of lead in water typically comes from the corrosion of household fixtures and plumbing materials.

Brass faucets, fittings, and valves, including those advertised as “lead-free”, may contribute lead to drinking water. The law currently allows faucets with up to eight percent lead to be labeled as “lead free”. Plumbing fixtures labeled National Sanitation Foundation (NSF) certified may have up two percent lead. Consumers should be aware of this when choosing fixtures and take appropriate precautions. The Town continues to offer the “Start at the Tap fixture rebate program” to encourage homeowners to replace old fixtures with WaterSense certified fixtures, which are more efficient and lead free.

More information at FriscoWater.com

Play it Safe in 2021!

As we dive into the holiday season our plans turn to indoor family gatherings and events with friends. With colder temperatures outside, and windows and doors closed, it is important to maintain safe indoor air quality with fuel burning appliances present. Planning overnight guests? Now is a great time to keep your family and guests safe with a quick check of the carbon monoxide and smoke detectors/alarms in your home.

The Town of Frisco has adopted the International Building code, 2018 which requires smoke carbon monoxide detectors and smoke detectors as follows:

Dwelling Units

Carbon monoxide detection shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.

Sleeping Units

Carbon monoxide detection shall be installed in sleeping units.

Exception: Carbon monoxide detection shall be allowed to be installed outside of each separate sleeping area in the immediate vicinity of the sleeping unit where the sleeping unit or its attached bathroom does not contain a fuel-burning appliance and is not served by a forced air furnace.

Carbon monoxide alarms shall be listed in accordance with UL 2034.

Combination carbon monoxide/smoke alarms shall be an acceptable alternative to carbon monoxide alarms. Combination carbon monoxide/smoke alarms shall be listed in accordance with UL 2034 and UL 217.

Smoke alarms

Smoke alarms shall be installed and maintained regardless of occupant load at each of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.

Here are some tips to remember:

- The average life of a carbon monoxide or smoke detector **does not exceed ten years**. Check the date on your devices and change promptly if needed.
- Carbon monoxide and smoke detectors can be installed separately or as a combination unit.

- Options for patio homes include wired, battery or plug-in models, with a back-up battery. Smoke detectors in condo buildings are wired. If moving the detector location in the scope of a remodeling project, a licensed insured contractor must be used and applicable permits obtained.
- Check system operation upon entering the home (especially if the home is vacant for long periods of time).
- It is not unusual for a guest to remove a battery if an alarm is chirping. Check periodically that good batteries are installed and test the alarm to see that it is working properly.
- Change batteries every 6 months (spring and fall). A good time to do so is when the time changes.
- Provide extra batteries in a visible or easily accessible place if in-unit batteries fail or expire (begin chirping).
- If applicable, include this maintenance duty in your property management contract.

For more information, please visit [Building Division - Frisco Town Government \(friscogov.com\)](https://www.frisco.gov/building-division).

Next Board Meeting

The next HOA Annual meeting is scheduled for **Saturday February 26th at 8AM** via Zoom. **All newsletters will be posted on our website** <https://srghoa.com/location/mountain-side/>

Summit Resort Group Contact Information

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