

MOUNTAIN SIDE HOA QUARTERLY NEWSLETTER

October 4th, 2022 Edition #7

New Board Members

Please welcome the new board members elected at the Annual Owner's meeting: David Arnold, Vice President of the HOA Board; Ross Mueller Member-at-Large, HOA Board; Simone Mancuso, Secretary of the HOA Board and the Condo Association Board of Managers and Chad Alber, Member-at-Large Condo Association Board of Managers.



David Arnold



Ross Mueller



Simone Mancuso



Chad Alber

David Arnold, Vice President, Homeowner's Association

David lives in Mountain Side with his 5-yr son Sage and wife Kate. Sage attends Frisco elementary, and Kate works from home as a Senior Executive Producer of Corporate Events. David is thankful to be a full-time father, allowing him time to volunteer for the community. Previously David worked for 30 years as a senior design consultant, design engineer, project manager, owners' rep, system designer, sound supervisor, and sound designer. David's specialty is low voltage system design for large venues including sports arenas, recreation centers, performance spaces, theatre and performing arts. David recently served as Regional Sales Manager, Pro Audio Systems, Western US and Canada, for Harman Professional (The world's largest manufacturer of audio, video and lighting equipment.) David's systems have been seen and heard across the US, on and off-Broadway, as well as in national tours, television, and film.

Here in Frisco, David believes in using his knowledge of technology to achieve greater conservation. David has contributed to many of the Mountain Side modernization efforts. Including the clubhouse renovation and total revamp of the campus wide irrigation systems. David's goal is a clean, safe, well managed community to raise his family. David can be reached directly at MountainSideSprinklerHelp@yahoo.com

Ross Mueller, Member at Large, Homeowner's Association

Ross is originally from Virginia and has a background in web development. Ross had a connection to Mountain Side since it was originally built. His family is an original owner in a shared house here. He lived in Frisco in the 2000's, became a part-owner in Mountain Side in 2013, and last year he and his wife, Katey, bought their own house in Mountain Side. They love skiing, trail running, hiking with their dog and participating in all the local activities the area has to offer. When looking for housing in Frisco they knew their only choice was Mountain Side for location, privacy, and amenities.

Now that they are more permanent, they hope to support Mountain Side on the HOA Board. Ross is eager to be involved in refining and developing systems that work to improve the experience of all owners and their guests. He'd like to help make sure that the clubhouse operates smoothly and work on building solutions if we do run into problems. He is happy to be more involved in this community!

Simone Mancuso, Secretary, Homeowner's Association and Condo Board of Managers

Simone was born and raised in NYC back "in the wild days" traveling between Brooklyn and Rockaway Beach. She is grateful that she got to grow up in such an amazing city. Before she finally landed in CO, she lived in Vermont, New York State, New Jersey, Ohio, Switzerland and Kentucky. She has a bachelor's degree in Equine Science and trained Dressage and Jumpers to the national and international levels. She has a 22-year-old daughter who just bought and remodeled her first home. Real estate investing has been a passion for over 30 years. She has remodeled homes, managed rental property, and completed tons of short sales. She is excited to finally live in CO which has been a dream since high school. Presently, Simone shares her condo with her pup Luna and her cat Muffy.

Chad Alber, Member-at-Large, Condo Board of Managers

Chad has owned a unit in building I since 2010 and has used it strictly as a family resource for himself, his three sons, and 6 grandchildren. Chad lives in Boulder CO. He was born in Tokyo, Japan and spent his early childhood there, moving to the LA area with his mother. He attended high school in Claremont, CA and received a BS in Mathematics from the University of Denver. He went to graduate school and received a master's degree in Computer Science from the newly formed Computer Science Department at the University of Colorado. He joined the ranks of the lucky few who never left Colorado. He knew he had found his home.

Chad is retired after working for 40 years in the computer industry in a variety of roles from software developer to VP of Software. He also developed a passion for mountain climbing, and has climbed in Alaska, Nepal, Kirgizstan, South America, and Africa. His current passions include hiking and peak-bagging, backpacking, skiing, ice climbing, and mushroom foraging. In the summers, he roams the Western US in his camper.

Additional board members elected in 2021 and completing the second year of their term include Lucinda Greene, President of the Homeowner and Condo Board of Managers Associations; Paul Hamilton, Member-At-Large, Homeowner's Association; Sharon Schutz, Treasurer of the Homeowner and Condo Board of Managers Associations; and Whitney Thompson, Vice President, Condo Board of Managers.

Recycling News

We are boosting our recycling efforts to help Summit County reach their goal of diverting 40% of our waste to recycling streams by 2035. Please familiarize yourself with recycling guidelines and help us protect this place we call home.

Trash dumpsters have BLACK lids and should be used for trash ONLY.

Recycling dumpsters have **YELLOW** lids and should be used for recyclable items ONLY.

The HOA applied for and received a grant through High Country Conservation to provide recycling bins for each residence. 7-gallon recycling bins have been ordered for every condo, duplex and patio home. SRG will distribute the bins to the condos. Patio home and duplex owners may pick one up at the clubhouse. **Please take only one bin per household.** *Please do not use plastic bags in these recycling bins. Plastic bags are not recyclable in the recycling dumpsters.*

- **Single Stream Recycling**

- Plastic BOTTLES, JUGS, and TUBS – **accepted!**
- **CLEAN** cardboard and paper – **accepted!**
- Aluminum and tin cans – **accepted!**
- Cartons with wax coating– **NOT accepted!** Please recycle at Frisco Recycle Center.
- Glass – **NOT accepted!** Please recycle at Frisco Recycle Center.
- Plastic bags or films – **NOT accepted!** Please recycle at Wal-Mart or Safeway.
- Take-out/to-go containers – **NOT accepted!**
- Plastic 'clamshell' (berry, salad, tomato containers) – **NOT accepted!**

- **Most items that are not accepted can be taken to the recycling center across from the Senior Center at 221 Peak One Blvd, Frisco 80443**

Questions? Reach out to Allie Flynn at allie@highcountryconservation.org or (970) 668-5703.

Lake Update

Our beautiful Bill's Ranch Lake is getting a new bridge! The HOA board approved a new, safer, wider, and code-compliant bridge, with estimated construction in October. We encourage you to go and spend some time at the lake, which the Mountain Side HOA owns. It's a beautiful spot for a light walk, and you can often see moose and fox at dusk. Catch-and-release fishing is allowed from the dam and the banks. Please respect all lakeshore owners' property and stay on the designated path. Be mindful to leave no trace and carry out all your trash and equipment. Camping is not allowed on any part of the lake banks. If you're interested in using our beautiful lake but don't know how to access it, head over to Hunters Circle on the east side of the campus. There is a pedestrian easement to access the lake on the north side of the circle.

Mountain Side



Condominium Building Upgrades

In 2022, the Condo Board established a committee to plan improvements to the exteriors of the condo buildings. The railings on the walkways, stairways, and balconies, many of which were originally constructed in 1982 are no longer up to code. The railing height is not tall enough in some locations, and the spacing is too wide between the individual vertical balusters. The current code is a 42" height with a maximum 4" between balusters. Our insurance company has identified a safety risk with the existing railing height and spacing. We risk higher premiums, or non-insurance unless the issue is corrected.

The committee engaged a building architect to develop plans for the railing replacement and to change the color of the buildings. The architect developed three different earth-toned color schemes designed to coordinate with the existing stone façade and roofs. Each building on the campus will be painted in one of these three color schemes over the next five years. Funds for the painting are included in the reserve schedule and are funded through monthly dues. <https://srghoa.com/wp-content/uploads/2020/11/Mountain-Side-Condo-Colors-10.4.22.pdf>

A rendering of the proposed railing design is shown below. The committee has obtained preliminary bids from three different contractors to complete the project according to the architect's specifications. If funded by a one-time assessment, the cost of the project based on these bids ranges from \$9,000 for a one-bedroom condo to \$14,000 for a two-bedroom condo. Presently, the committee is working with an engineer to inspect all the buildings and is exploring ways to implement the project over time with financing options other than a one-time assessment. <https://srghoa.com/wp-content/uploads/2020/11/Mountainside-RAILING-Concept1-061022.pdf>

Governing Documents

The Mountainside Community, established in 1982, includes 85 patio homes and duplexes and 201 condominium units in two community associations. The communities are governed by current law: CRS 7-128-101 and CRS 38-33.3-302 and documents including the Declaration of Covenants, Conditions and Restrictions, the Articles of Incorporation, the By-laws, and Rules and Regulations. Every homeowner takes title to their property subject to these laws and documents. The community is governed by two Associations: the Condo Board of Managers, with five members; and the Homeowners Association Board of Directors, which includes the five members of the Condo Board of Managers and four additional members of the patio homes.

The Declaration of Covenants, Conditions and Restrictions is a recorded document that establishes the board association authority, defines common and limited common elements, establishes use and restrictions of these elements, and establishes basic maintenance requirements, architectural review and assessments. Each Association, its Board of Managers or Board of Directors, and each owner is obligated to comply with the provisions of the Declarations. The Condo Declaration may not be amended unless 75% of the members and 100% of the mortgage holders agree to the amendment. The Homeowner Association Declaration requires that 50% of the members agree to any amendment.

The Articles of Incorporation establish the two Associations as non-profit corporations and sets out the purpose and membership of each Association.

The By-Laws state the purpose, membership, conduct of Board members and meetings and governance of each Association. These documents, originally drafted in 1982 and amended in 2009 (HOA) and 2010 (Condos,) state that each organization shall:

1. provide for the operation and administration of the common areas and other property,
2. preserve, protect, and enhance the value of the property,
3. promote the health, safety, and welfare of the members of the Association.

The By-Laws may be amended by a vote of a majority of a quorum of the Board of Managers, the Board of Directors, or at a special meeting called by the Owners. No changes or amendments proposed by either Board or the Owners can conflict with the Declaration.

Rules, Regulations and Policies

The Board of Managers for the Condos or the Board of Directors for the Homeowner's Association can establish, amend, or enforce the rules, regulations and policies as they deem necessary for the management, safety and operation of the community and for the benefit of its members. At its regular meetings, new policies are established with input and recommendations from the community.

As a result of new laws enacted by the Colorado legislature, both Associations recently adopted new policies that relate to Conduct of Meetings, Collection and Enforcement. These new policies are posted on the SRGHOA website:

<https://srghoa.com/location/mountain-side/>.

During the next twelve months, the Board will engage a law firm to begin a comprehensive review of all its governance documentation to ensure compliance with current legislation and correct any conflicts.

Irrigation updates



Patio Home 'Irrigation Group' Update

- In May 2022, upon review of multiple bids, the underground vault (the source of sprinkler water for the homes) was brought up to code. All components were relocated above ground. This eliminated the previous need for supplemental oxygen to activate or winterize the systems.
- In June, the main valve-box for the 6 homes W of 5th Ave., was also replaced.
- Thank you to the volunteers who helped this summer with activation and inspection walks. This greatly reduced our shared costs! We hope to see more volunteers next summer!
- All 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 water-sense certified heads. We recommend Rainbird 5000's to replace the old large impact sprinklers, and Rainbird 1800 for all spray type sprinkler replacements.
- 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 sprinklers, please reach out to volunteer, David Arnold, at MountainSideSprinklerHelp@yahoo.com.

Condo Irrigation and Conservation Update

- An audit was performed on the property wide sprinkler systems in 2021, which revealed many issues.
- A massive volunteer effort was completed prior to summer of 2022, to map, modernize, maintain, and better manage the systems.
- All 16 sprinkler timers on the property have been upgraded to water-sense certified water-saving models.
- Thank you to all the owners who volunteered their personal Wi-Fi to connect the new timers to the internet. These Wi-Fi connections give us access to a variety of water saving and remote management tools.
- The “Slow the Flow” water conservation audit team from Resource Central will return next summer for another audit. 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 timers and existing watering schedules to determine outdoor water usage through sprinkler run times, sprinkler head spacing, head quality and other components.

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.

Condo Internet

If you have not picked up your **free** new modem to access the internet, please do so at the Xfinity office located in Silverthorne. Internet and TV services are now included with the monthly dues.

Next Board Meeting

The next HOA board meeting is scheduled for **Thursday December 8th at 5:30pm via Zoom**. 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:

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