



Mountain
Side

WELCOME TO THE SPRING EDITION OF OUR

HOA Newsletter



Where the mountain vibes are high, and community spirit soars even higher! As we embrace the crisp mountain air and the breathtaking views that surround us, let's celebrate our unique alpine haven.



As we enjoy the changing season, we welcome the spring thaw, renewal, longer days, greening lawns, and warmer temps. We are always looking for enthusiastic volunteers to join our community initiatives and contribute to the vibrant spirit that makes our mountain haven unique.

To all our residents, your willingness to give your time and energy for the betterment of our community is truly appreciated. Please email Whitney Thompson at WhitneyMountainsideHOA@gmail.com if you are interested.






INSURANCE COMMITTEE UPDATE

The Insurance Committee will be working on our new policy starting June 1, 2024. Updates will be given at the next Board Meeting.

If you want to join the Insurance Committee, please email Whitney Thompson at WhitneyMountainsideHOA@gmail.com.



 +1 970-879-1330

 500 Bills Ranch Rd, Frisco, CO 80443, United States



LANDSCAPE COMMITTEE UPDATE

Mountain Side Landscape Committee has a few spring updates:

1. We are excited to plant flowers, new trees, and shrubs this spring to improve the campus and clubhouse.

2. Planting day will be around Father's Day. Join us!

3. The landscape committee is starting to think about a water-wise solution to the 217,500 square feet of turf. We invite comments.

Our goal is to improve water use within the community. We will be exploring all kinds of options for an update.

Our goal is to set aside designated areas for dogs, child's play, adult play, pollinators, natives, etc., and we invite your comments.



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IRRIGATION UPDATE

Irrigation activation will occur between May 15th and June 1st (weather permitting.) This includes the condos, clubhouse, and the 26 homes on the shared irrigation system.

As a reminder, maintenance, and repair of sprinklers in private yards (including those on shared systems) is the responsibility of the homeowner.

Owners are encouraged to replace older sprinkler heads with new WaterSense-certified water-saving sprinklers, available at local retailers.

The HOA recently partnered with High Country Conservation who sponsored an irrigation efficiency audit of the property. We are reviewing the findings of the audit, and will continue to invest and improve the irrigation systems with a focus on efficiency.

For more information about sprinklers and water conservation efforts, please email volunteer David Arnold at MountainSideSprinklerHelp@yahoo.com



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LAKE COMMITTEE UPDATE

Our beautiful Mountain Side Lake will soon thaw out for the spring and summer season. We encourage all residents to come and walk, fish and see wildlife at our lovely lake!

Over the next few months the HOA will be doing some minor maintenance on the paths and banks around the lake. We are also working at expanding signage and potential seating areas around the lake.

This summer we will have our biennial inspection of the dam from the state engineer.

As a reminder, please remember to be respectful of all owners who have property near the lake amenity.



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OUR WEBSITE HAS A NEW LOOK!



The Mountain Side community website is the official source for HOA and Condominium Association notices, proceedings, policies, and how to get help for urgent condo issues. We are pleased to share that, together with our management company SRG, we have updated, reorganized, and decluttered our site for improved ease of use.

We prioritized the most frequently sought content and made organizational, financial, and general communications (newsletters, minutes) easier to find. We organized content by HOA, Condos, and Governing Documents. We decluttered by keeping the most current content on the main page and archiving older documents.

Please take a look and give us your comments!



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FRIENDLY REMINDER ABOUT RULES AND REGULATIONS

According to the Town of Frisco, there are 87 short term rental licenses in the Mountainside Condominium community. This represents 44% of the total units.

For the safety, security and enjoyment of the property, it is important that all residents and guests understand and follow the rules and regulations which govern community behavior.

Please follow this [link](#) to download the Rules and Regulations document. If you are renting your property, please post this document prominently in your unit. Please include the document on your rental website and include a customer acknowledgment during booking that the document has been read and the rules will be followed.

Please note the following:

1. Smoking of any kind, including vaping is not allowed within 20 feet of any building including the Clubhouse.
2. Quiet hours are observed at 10:00 p.m.
3. Short-term renters (occupancy less than 30 days) may not bring pets of any kind to the property.
4. These rules and regulations are subject to change.

Thank you for your help in maintaining an enjoyable community atmosphere.



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