

SPRING 2026

HOA NEWSLETTER

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MOUNTAIN SIDE HOA GOVERNING DOCUMENTS VOTING PROCESS

We are asking for a few minutes of your time to return your vote!

By now all Mountain Side property owners* have received a packet in the mail containing Amended & Restated HOA governing documents: Articles, Bylaws, and Declarations. Please take a moment to locate and review these materials.

Updated documents are beneficial for the community:

- Modernized language that aligns with current laws and practices
- A stronger framework to support our shared amenities and long-term property values
- Clearer roles and responsibilities for owners and the Board

Importantly, these updates do not change the character of Mountain Side or impose new restrictions. The updated documents are designed to protect and preserve what makes this community special.

cont.

We encourage all homeowners to vote IN FAVOR of all three Amended & Restated governing documents to help ensure a strong and stable future for Mountain Side.

What you need to do:

- Complete your Directed Proxy form
- Return it by mail, or simply scan/photograph and email it as instructed

Your participation is essential and appreciated. Approval requires a high level of owner response, so every vote truly matters.

All materials can also be found on the Mountain Side website

- [Informational Letter](#)
- [A&R Documents](#)
- [Voting Form](#)

If you have questions, please contact our Community Area Manager, Andrea Shand (Ashand@srgsummit.com).

ALL owners – Condos and Homes - are asked to vote on the HOA documents.

Mountain Side has two Associations:

- (1) The Homeowners Association (HOA)
 - oversees amenities and architectural review for homes, and
- (2) The Condominium Association
 - oversees the 201 condo units in 10 buildings and their grounds.

Each Association has its own governing documents.

CONDO DECLARATIONS

Condo owners will also receive a packet to vote on the Condo Declarations. (The Condo Association's Articles and Bylaws were approved last year.)

*The primary contact on record will receive the mailed packet for properties that are owned fractionally or by corporations.

MESSAGE FROM THE BOARD



The community elects your Mountain Side Board of Directors. We serve on a volunteer basis, with a shared commitment to acting in the best interests of all owners. We value your engagement and involvement in our community.

We also take seriously our responsibility as stewards of HOA dues. This spring and summer, several projects are planned to maintain and enhance our common spaces and amenities, helping preserve the beauty and enjoyment of Mountain Side for all. Read on to learn more!

Your generosity, time, and talents continue to make a meaningful and lasting impact on our community. THANK YOU!

If you are interested in getting involved with an HOA Committee or helping out on a specific project, we welcome your participation. Please contact Whitney Thompson at WhitneyMountainSideHOA@gmail.com.

For the latest information, including meeting dates, governing documents, policies, rules and regulations, and lake trail maps, please visit the Mountain Side [website](#).



AROUND MOUNTAIN SIDE

MOUNTAIN SIDE TENNIS COURT UPDATE

Hello everyone! We're experiencing an earlier than usual start to Spring this year in Frisco, and that has afforded us the opportunity to get the tennis court refurbishment project underway ahead of schedule. If you've been in Frisco over the last couple of months, you have likely seen that the green turf playing surface has been removed, exposing the original asphalt court. The next phase in the project has begun: patching the cracks in the asphalt and addressing the damage to the court surface by tree roots. This phase should be completed in the first week of May, allowing the next phase (new court installation) to proceed beginning May 8th.

In case you've missed the news, the turf court surface that has served the Mountain Side community so well for over 20 years has finally reached the end of its lifespan. An extensive examination of court refurbishment options was performed during the fall of 2025, and the Mountain Side BOD determined that the best option (cost, lifespan, playability, on-going cost, etc.) would be clearly provided by the Cali Clay Court System (<https://caliclay.net/>). Cali Clay offers a solution for court refurbishment that is placed over a damaged and worn court surface, eliminating the need for extremely costly removal of the original court, and allowing future repair to the underlying asphalt when needed. Unlike a traditional clay court, the Cali Clay System requires far less water and costly maintenance, while still providing the exceptional playing experience clay courts are known for. Playing tennis at 9,000 feet is very different than at lower elevations, and clay surfaces really help to "normalize" the play due to the slower bounce of the ball. The natural cushioning of the clay surface is certainly appreciated by aging knees and lower backs, too!

When are we going to be able to start playing on the new court? The base layer was delivered on April 7th, and the clay material (technically it's crushed basalt) will be arriving in the first week of May. Weather permitting, the plan is to install the new court surface over the weekend of May 8th, 9th, 10th and 11th. **We're hoping we can get some volunteer help during those days to spread and brush the clay material into the base. If you can use a shovel and a push broom, you have the necessary skill set to lend a hand!**

Stay tuned for more specifics as we get closer to the installation dates. The Mountain Side Community is going to have one of the nicest tennis courts in Summit County. We hope everyone is excited about this great improvement to our amenities!



AROUND MOUNTAIN SIDE

POOL RESURFACING PROJECT

The Clubhouse pool is scheduled to be resurfaced in Q3. We have selected an experienced, reputable contractor for this project, which includes a substantial warranty.

The pool will be temporarily closed during construction, and we will share specific closure dates as soon as they are confirmed.

CONDO BUILDINGS PAINTING PROJECT

Buildings A and B are scheduled for painting this spring, beginning in May, weather permitting. The paint color scheme is posted on the Mountain Side website.

COMMUNITY GARDEN

We are planning to install the vegetable garden on Saturday, 5/23, at 10 am. This will include adding soil and compost, lining out rows, seeding, and putting up the row cover and hoops. If anyone is interested in being a part of the garden and available that day or weekend, please contact Kat Carroll at katmountainside@gmail.com

RECYCLING

Starting May 1, glass will be accepted in our recycling dumpsters. This is great news for residents and guests! This makes recycling easier and helps us avoid fees associated with glass contamination in our recycling stream.

Accepted materials include:

- Plastic bottles, jugs, tubs (no plastic bags)
- Aluminum
- Paper and cardboard
- Glass (beginning May 1)

Please help by sharing this information with your guests and using the dumpsters responsibly. Items such as plastic bags, construction materials, furniture, and other non-recyclables should not be placed in recycling containers. These items contaminate the recycling stream and may result in additional costs to the community.

Thank you for helping keep Mountain Side clean and sustainable.

cont.





AROUND MOUNTAIN SIDE

ARCHITECTURAL REVIEW PROCESS – HOMES

Several remodeling projects are getting started this spring!

The Architecture Review Committee works quickly with owners who are planning changes to the exterior of their homes.

If you are dreaming of a fresh coat of paint, updating materials, replacing your driveway, building a new deck, or designing a landscaping project, we love seeing the upgrades that keep our community beautiful.

Before you get started, please remember: all changes must be reviewed by the Architectural Review Committee (ARC). Submit your application, including project details and timing, to our SRG representative, who will forward it to the ARC members for review.

Helpful resources are posted on the Mountain Side website:

- [Architectural Review Standards](#)
- [Amendment 6 – Metal Elements](#)
- [Xeriscape Policy](#)

IMPORTANT REMINDER ABOUT THE TOWN OF FRISCO PERMITTING PROCESS

The ARC review is separate from the TOF permitting process. If your project requires permits, be sure to follow those guidelines and secure approvals. The ARC will review applications prior to permitting, but if plans change during that process, be sure to submit final designs, materials, and colors for ARC approval before proceeding.



AROUND SUMMIT COUNTY

SUMMIT COUNTY FREE TREE CHIPPING PROGRAM

In Frisco week of June 15 - 19

Summit County government is once again helping residents and property owners create defensible space by providing free chipping and disposal for branches, logs, and small trees. If you clear woody vegetation from around your home and stack it in a slash pile, they'll chip it and haul it away FOR FREE!

Homeowners should stack unwanted slash by 8 am on the Monday of their neighborhood pickup in 5-foot by 5-foot piles close to the road.

ARISE GOLF TOURNAMENT

Residents of Mountain Side, who wish to participate in the Arise Golf Tournament, are eligible to have their registration funds matched at a one-to-one rate.

Please contact Katey Shirey if interested: katey@arisesummitco.org

