



Mountain
Side

WELCOME TO THE SUMMER 2025 EDITION OF OUR

HOA Newsletter



Where the mountain vibes are high, and community spirit shines even brighter this summer! As we soak up the sunshine and take in the lush, green landscapes, let's celebrate the warmth and vitality of our alpine haven.



This season brings long, golden days perfect for outdoor fun, lively gatherings, and enjoying the natural beauty that surrounds us. We're always looking for enthusiastic volunteers to join our community initiatives and help keep the vibrant energy of our mountain home going strong.

To all our residents, your willingness to share your time and talents makes a lasting impact. If you're interested in getting involved, please email Whitney Thompson at WhitneyMountainsideHOA@gmail.com.

The Mountain Side web page is the best source for upcoming meeting dates, governing documents, policies, rules and regulations, lake trail maps, and information, and more.

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



HOA ARCHITECTURAL REVIEW COMMITTEE

Your Home, Our Community: A Reminder About the Architectural Review Process for the homes

In these warmer months, it's the season for home improvement projects! Whether it's updating with new materials or paint, building a deck, replacing your driveway, or undergoing a major landscaping project, we love seeing improvements that keep our community beautiful. Before you get started, don't forget—any changes to materials, paint, landscaping, decks, or driveways need to go through the Architectural Review Committee (ARC) first!

Submit your application, with details and timing for your project, to our SRG rep. They will forward it to ARC members for review.

Why the ARC Process Matters

The ARC helps maintain the visual harmony and integrity of our neighborhood. By submitting an application before starting your project, you ensure your changes align with community guidelines. To keep things moving smoothly, send in your application well in advance of your planned start date. The ARC works quickly, but some requests require additional review, neighborhood input, or extra details.

Important Reminder About TOF Permits

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. We appreciate your cooperation in keeping our neighborhood looking great! Have questions? Reach out to SRG.



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LAKE COMMITTEE UPDATE

Our beautiful Mountain Side Lake is looking fantastic this summer! We encourage all residents to come out to walk, fish, and enjoy the local wildlife.

The Board recently added two new benches along the lake for everyone to enjoy. One is located on the dam, and the other is just off the trail on the south side—perfect spots to relax and take in the scenery. In addition, the bridge and older benches will be getting a fresh coat of stain. For proper maintenance, it’s recommended that these be stained every two years.

We also completed some important tree work, which included the removal of eight dead trees, pruning of others, and clearing of a few dead willows to keep the area safe and healthy.

A small bike rack has been installed near the lake entrance, close to the bridge, for added convenience.

We’re planning a community clean-up day later this summer—stay tuned for more details if you’d like to volunteer!

Finally, a friendly reminder to be respectful of all homeowners with property near the lake. Let’s all do our part to keep this shared space enjoyable for everyone.



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LANDSCAPE COMMITTEE

The Mountain Side Landscape Committee is excited to share recent updates aimed at enhancing the beauty and functionality of our community:

Clubhouse Turf Replacement Garden

We're thrilled to announce that the new garden at the clubhouse is nearing completion. The final perennials and native grass seeds will be planted this week, and informational signage will be added later this summer. This demonstration garden was designed and installed by dedicated community volunteers, with support from Bobbycat Landscaping. Funding was made possible by a conservation grant from High Country Conservation Center to the HOA.

Community Vegetable Garden

Our new veggie garden has been installed between Condo Buildings F and G. All Mountain Side owners are welcome to participate in this pilot program. We hope to grow both fresh produce and community spirit.

WaterSense Certified Irrigation System

Our sprinkler systems have been activated and programmed to follow Summit County's unified watering schedule

Even-numbered addresses may water Tues, Thurs, and Sat

Odd-numbered addresses may water Wed, Fri, and Sun

No watering is permitted between 9 a.m. and 6 p.m.

The EPA WaterSense Program promotes water efficiency with labeled products such as irrigation controllers, showerheads, toilets, and faucets. WaterSense partners with manufacturers, retailers, builders, and professionals to bring these solutions to communities. Rebates may be available for certified fixtures.

Tree Maintenance Update

Professional tree care was recently completed by TSH to improve fire safety, tree health, and the overall appearance of the condo and lake properties.

Clubhouse Patio Refresh

The clubhouse rear patio is looking fantastic with new furniture, vibrant flower pots, and hanging baskets—perfect for summer gatherings.

If you have questions or would like to get involved:

For the veggie garden or to volunteer, contact Landscape Committee Chair Kat Carrol at katmountainside@gmail.com

For the clubhouse gardens or irrigation system, contact David Arnold at MountainSideSprinklerHelp@yahoo.com

Thank you for helping make Mountain Side a beautiful and welcoming place for all!



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AMENDED AND RESTATED GOVERNING DOCUMENTS

In 2022 the Board of Directors was advised by legal council to update all HOA documents to comply with current state laws, and reduce legal exposure to the community.

In 2023 the board signed a contract with Altitude Law, a firm specializing in HOA law, to update all documents.

In 2024 the board completed numerous reviews of the provided drafts, ensuring the updated documents align with community needs and new insurance requirements.

In January 2025, drafts were distributed to owners for review and comments.

In July/August of 2025 updated Stakeholder feedback drafts will be distributed for additional owner feedback.

After additional feedback is gathered, owners will receive advanced notice and more details of the remote voting process, allowing each owner plenty of time for review and thoughtful decision-making.

The Board has dedicated significant time and effort to carefully update these documents, We remain committed to a thoughtful, transparent process.



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