From: Kathrine Johnson
To: No-Reply - Summit Resort(
Bcc: The Timbers on River Run - Important Owner Communication and Save the Dates Reminders
Monday, August 24, 2026 4:10:00 PM
The Timbers on River Run - SRG website.vcf
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Subject:
Date:
Attachments:

Importance:

Dear Timbers on River Run Homeowners
Please remember that we have several projects occurring at the building and some will affect the utilities and the elevator service. Kindly take a moment to review the list below so preparations can be made:

Building Wide Water Shut

- Please be advised this **Wednesday, August 26, 2026**, the **building water will be shut off for the entire day** to accommodate an important water main back flow preventer repair.
- Please be advised next **Thursday, September 3, 2026 - 9:00 am - 12:00 noon** - Resident water line repair will require a water shut down to the building for a portion of the day.

Annual Fire Panel Inspection

- Please be advised this **Thursday, August 27, 2026, at 10:00 am - 12:00 noon** we will hold our annual fire alarm inspection. This will require access to into each unit.

Elevator Repair

- Please be advise next **Tuesday, September 1, 2026, through Wednesday, September 2, 2026** the elevator cab will be repaired by Elevator Technicians. *Please note the elevator cab will be shut down for a majority of the day on Wednesday, September 2, 2026.*

The Timbers on River Run BOD Meetings are scheduled the four (4th) Wednesday of each month. Please see the schedule below for the remaining part of the 2026 year. The Annual

Meeting is scheduled on September 19, 2026. Please note that the November 2026 & December 2026 BOD meeting dates may change due to the holidays.

- Wednesday, August 26, 2026, at 4:30 pm Mountain Time, via Zoom.
- Saturday, Annual Members Meeting, September 19, 2026, at 9:00 am Mountain Time, Hybrid in person & Zoom
- Wednesday, September 23, 2026, at 4:30 pm Mountain Time, via Zoom.
- Wednesday, October 28, 2026, at 4:30 pm Mountain Time, via Zoom.
- Wednesday, November 25, 2026, at 4:30 pm Mountain Time, via Zoom.
- Wednesday, December 23, 2026, at 4:30 pm Mountain Time, via Zoom.

Community Pool & Spa Amenity Project

- Please be advised that the Timbers on River Run Pool & Spa Renovation Project has begun. The project is scheduled for **Wednesday, August 12, 2026, through Friday, September 25, 2026**. During this time, the patio & pool & fitness center amenities will be temporarily closed. The HOA is partnering with RENU Pools to replace the plaster with an updated Pebble Tech product. In addition, the project includes replacing the coping with an upgraded stone product, Colorado Buff material, to bring a sophisticated mountain retreat presence to the building. We are incredibly excited to kick off this beautiful improvement to the Timbers on River Run community amenities! Please check your email for future announcements regarding the timeline and expectations of the project.

2026 Annual Members Meeting

- The Timbers on River Run will hold its Annual Members Meeting on **Saturday, September 19, 2026, at 9:00 am** in the lobby of the building and via Zoom for those who cannot attend in person. The official letter notice was mailed last week. Please watch for this information and send in your Proxy Form.

2026 Timbers on River Run Notice of Decking Repair Project

- Please be advised that beginning **Tuesday, September 1, 2026, through the end of September 2026**, Brothers Construction will be on-site repairing the condominium balconies. Each unit's balcony will have work performed during this time. Their team will begin working on the back side of the building, facing the Keystone Mountain first, and then work their way around to the front of the building. During this time and as a safety precaution, there will be times when the pool and hot tub may not be accessible. This is strictly for the safety of the community and our occupants. We appreciate your cooperation during this very important project and will keep you updated on the timing of

the project.

Please note that our team will be onsite to ensure these projects run smoothly. If you have any questions, please do not hesitate to contact our office.

Thank you!

Best regards,
Kathrine Johnson
Community Association Manager
Summit Resort Group

kjohnson@srgsummit.com

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HOA and Property Management
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From: Kathrine Johnson
Sent: Monday, August 17, 2026 6:52 PM
To: No-Reply - Summit Resort Group <no-reply@srgsummit.com>
Subject: The Timbers on River Run - Important Owner Communication and Save the Dates

Hello Timbers on River Run Homeowners,

Please see the SRG website, where the Timbers on River Run Owner Communication and Save the Dates are listed. The Timbers on River Run - SRG Website

First and foremost, we are excited that the Pool & Spa Renovation Project is in full swing! Our team is working closely with the trades to ensure the project runs smoothly, and we appreciate

your patience while the patio and pool amenities are in the process of renovation. Please pardon our dust during this time!

Please note that both August and September are busy months for repair and maintenance at the building. The website lists future water shutoff dates, anticipated fire panel inspections, and Board of Directors meeting dates for the remainder of the year. You may click the link provided to stay abreast of community events.

If you lease out your unit, please share this information with your tenant. If you partner with an outside management company, aside from Summit Resort Group, please forward this information to them.

Thank you !

Best regards,

Kathrine Johnson
Community Association Manager
Summit Resort Group

kjohnson@srgsummit.com



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