



June 3, 2026

Dear Timbers on River Run Homeowners,

It is a pleasure to introduce Summit Resort Group as the new property management company for The Timbers on River Run Homeowners Association. We will begin providing management services for the community on July 1, 2026.

Summit Resort Group (SRG) is a Colorado corporation based in Frisco, located at 611 Main Street, Frisco, Colorado, specializing in resort property management. The company began operations in 2001. The company currently manages fifty-two associations in Frisco, Silverthorne, Dillon, and Keystone. It is our objective to provide the very best management services in Summit County. SRG is committed to professionalism in all aspects of its business. SRG will provide administrative, fiscal, and physical site management services.

Summit Resort Group is excited to be working with the Board and Homeowners at Timbers on River Run and bring the following services to the community:

- Administrative Services
- Accounting Services
- Site Maintenance
- 24 hours per day, 7 days per week maintenance coverage. Certain individual services are available to owners for in-unit maintenance during regular business hours. Please contact our office at 970-468-9137 to arrange. Please contact 970-470-5252 for all after-hours emergency items.

Summit Resort Group Management Team

Summit Resort employs 45 staff members. Your primary contacts are:

- Kathrine Johnson, Property Administrator
- Chris Howe, Site Manager (8:00 am – 5:00 pm)
- Kevin Lovett, President

Website

The Summit Resort Group / Timbers on River Run Association Website will continue to be accessible through Wild Apricot. This website will allow you to access Timbers on River Run Association documents, including:

- Governing Documents
- Meeting Minutes
- Budgets and Financials
- Membership Information
- Association Postings and Notices



Beginning July 1, 2026, a monthly dues invoice will be mailed to you or emailed to you, whichever you prefer. Please indicate your preference in the attached owner information survey. Send payments payable to the “Timbers on River Run” to:

Summit Resort Group
PO Box 678
Frisco, CO 80443

If you have already sent in your July 1, 2026, assessment dues payment to Summit 2nd Homes, we will retrieve it from their offices. If you have set up automatic payments directly from your bank, please go to the bank's website to stop the auto payment. If you have not yet paid your July 1st assessment dues, please send the payment to the Summit Resort Group address listed above. Thank you for your cooperation during this transition period!

With Summit Resort Group, you have the option of participating in the “ACH” (automatic dues payment) program. If you are interested in paying your dues via “ACH”, please fill out the [enclosed form](#) and return it to accounting@srgsummit.com. ACH withdrawals will take place on the 15th of each month. If you are currently on the “ACH” program with Summit 2nd Homes, please note that it will be canceled after June 2026. It is important to submit your new form to our office.

Owner Contact Information

In efforts to facilitate communication with you, please be sure to fill out the attached [Owner Info Survey Form](#) and send it to Summit Resort Group at the above address, via email to kjohnson@srgsummit.com, or via fax to 970-468-2556. Please also indicate your preference on sharing your contact info with other Owners.

Thank you for choosing Summit Resort Group as your new management company. We look forward to meeting and working with each one of you! Please feel free to contact us should you have any questions regarding the transition.

Sincerely,

Kevin Lovett, Owner
Summit Resort Group

Kathrine Johnson
Property Administrator
Summit Resort Group

970-468-9137
1-800-944-9601
970-470-5252 (after hour emergency line only)



Timbers on River Run Homeowners Association Homeowner Membership Information Survey

Please fill out the information below and return it to

Unit Number: _____

Last Name: _____ First Name: _____ Cell Phone: _____

Last Name: _____ First Name: _____ Cell Phone: _____

Home Phone: _____

Billing Address: _____ City/State/Zip: _____

Email (s): _____

Emergency Contact/ Phone: _____

Primary condo use: _____ Primary Residence _____ Second Home _____ Rental/Short Term
_____ Rental/Long Term

Rental Management: _____ Self _____ Other: _____
Name of company

If your unit is a rental, please provide the following tenant or management company information:

Name(s) (first and last): _____

Contact Information for tenant or management company: _____

The information is not to be used for purposes other than those related directly to management of Timbers on River Run HOA and the data will be safeguarded as appropriate to those limited ends.

I _____, grant permission to the Timbers on River Run HOA to post my email address and telephone number on the password protected Owner List that is posted on the website.

Timbers on River Run Owners have the option of receiving their monthly dues statements by email or by regular US Mail. Please indicate your preference below.

I wish to receive my monthly dues statements by regular US Mail

I wish to receive my monthly dues statements by email. Email address: _____

Comments or Special Notes:

Signature

Date

Please email this form to

The Timbers on River Run Condominium Association

ACH FORM - AUTHORIZATION AGREEMENT FOR AUTOMATED PAYMENTS

I, _____, choose to pay my The Timbers on River Run Condominium Association monthly dues and any other appropriate charges automatically from my financial institution. Please select the account type, write in your routing and account number below and attach a voided check.

Checking

Savings

Routing: _____

Account: _____

Signature

Unit #

Date

If scanning and emailing, please place VOIDED CHECK here