

LETTER TO HOMEOWNERS 02/20/19

Dear Homeowners,

A few things to keep everyone updated:

1. Pictures and color samples of the siding which will be used on our buildings have been sent to your emails and are posted in the bulletin board near the Spa. The pictures, as good as they are, don't begin to do full justice to how pretty the colors are and how they are going to blend in with our alpine environment. We are in the final process of selecting the color of the deck railing, as well as the stone and the metal wainscoting we will be using as moisture barriers on the buildings. As soon as the selections are made we will put samples of those in the bulletin board and send pictures to your emails.

2. Our goal for February 15th was to collect \$500,000 in special assessments so we could begin to start ordering materials. As of February 19th we had 61 owners pay in over \$1,240,000. The remaining owners have until March 15th to meet the deadline before they are in arrears. Several of them have told us the money is on its way. If you have not yet sent in your first payment please do so before March 15th. We want to have 100% compliance as this will save us time, money, and effort. We are off to a great beginning!

***3. More than half of you have ordered extra windows! It is a great opportunity to purchase these from Pella Windows at a huge savings. The deadline for ordering and paying for the optional windows is March 30th BUT take note March 1st is the deadline to do so AND guarantee the low, posted costs per windows. If you are considering purchasing the windows don't delay. Contact Dennis Murphy, homeowner and Board member, (dennis@dmurphy.net) with any questions or to place your order.

***4. Speaking of windows, allow me to encourage any of you with *questions, comments, and concerns* about windows and doors-related orders, fees, credits, estimated installation schedules, dates, etc. to contact Board member Dennis Murphy at the email listed above. Lately we homeowners have been inundating Kevin Lovett of Summit Resort Group(ie SRG) with such phone calls, for which our HOA is rightfully being billed. Last month alone we were billed an additional \$1454. for such calls, emails, research, and response by SRG.

5. We have selected an Owners' Representative to oversee the construction project. He will operate as our liaison with the General Contractor and will work to protect our HOA's best interest. Also, the Board has designated a new Construction Committee as a standing committee to transition the work of the Exterior Design Committee (ie the EDC) to that of the siding renovation project. The newly approved Construction Committee is in the process of being formed, and once it is up and running the EDC will be terminated.

6. We anticipate the setting up of materials on site by March 15th, and a start date of the renovation on April 15th, weather permitting on both dates.

7. As an aside, we have renegotiated our contract with Timberline, who services our trash and recyclables. They have hired a new manager and have promised us much better service. The price for collection twice a week went down considerably, and we are looking forward to

improved service. For those of you who rent please advise your renters of our recyclable rules and encourage them to abide by these rules.

8. During these winter months do remember we live in an alpine environment. Conditions can and do change rapidly so please BE AWARE of your surroundings. Keep in mind you may encounter icy/slippery surfaces, and the potential for ice and snow to fall from roofs and overhangs can be great.

9. Just because there is snow on the ground doesn't mean you do not have to clean-up after your pet and take them to the correct areas. I know it is cold and sometimes the pet relieve area is a long walk but "poop" will still be there when the snow melts, and it is always quite a mess come springtime. Please be a considerate neighbor....thank you!

It continues to be a worthy challenge and an honor to serve as your President of the Board. All seven Board members are truly making an honest effort to serve all of you in the best possible manner. We have learned a lot and still have much more to learn, but we continue to keep your best interest as our paramount goal. Thank you for your understanding and support. As I get to know more of you, I am convinced we have a truly wonderful group of people here at Lake Forest, and my husband and I continue to count our blessings for being able to call this "home."

Kathy Chinoy
President of the Lake Forest Board of Directors