

Message View

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Sent By Pat Miller

Sent From Messenger@AssociationVoice.com

Subject Update from the Board

Hello LRB Homeowners,

Spring is here Summit County and it is a welcome sight. This has been an epic winter of snowfall, skiing and boarding. We hope all of you were able to take full advantage of your home at the Lodge. Here is an update of tasks completed over the winter.

- The winter proved to be a challenge due to the overwhelming amount of snow we received. We have been forced to operate over budget primarily due to the snow removal being done on such a regular basis. We will do our best to get back on track and we feel we will by the end of the year. Traditionally we receive a credit from WPM on our operating hours by the end of the year and we will strive to do so again or at least break even.
 - We had to have snow removed from the roof this winter due to structural and liability concerns. We had Sanchez Builders remove snow and ice from the front and above the garage entrance.
 - We had Ascent Electric fix all our garage and emergency lighting.
 - We replaced the hot tub Cover and supporter.
 - The Comcast upgrade to TV and internet is complete.
 - The modifications to the rear of the building to include the pond liner, landscaping and gutters have effectively solved our water leakage under the foundation and garage leakage.
 - The motor for the boiler was replaced.
 - We have had no roof issues after the Turner Morris inspection and minor repairs.
- This summer we will have a few projects that will be addressed to include:
- The common area carpets will be cleaned on Wednesday, May 28th at 10am.
 - The garage will be cleaned soon on a date TBD.
 - The rear flower beds and front porch flowers will be planted in June.
 - Joy Warnick will be coordinating exterior window cleaning for owners interested in having this service. On June 16th Joy will make the appointment for late June, the cost (paid directly by homeowner) is approximately \$10 per window. Please reply to this email prior to the 16th to be included in this service. If you choose to schedule this on your own Fish Window Cleaners can be contacted at **(303) 819-4288**. However, the more units done reduces the cost.
 - Some deck railings appear to still be in need of refinishing.. This has to be completed by August 1st or the board will be forced to take action and charge the units for hiring an outside vendor to complete the work.
 - The pillars around the building will need to be shored up due to the deterioration of the concrete around the top of some of the pillars.
 - Sealing of the floor around the hot tub to prevent leakage into the Lodge.

This summers annual homeowners meeting will be held on Saturday, August 2nd at 10am on the front porch of the Lodge. We will have the meeting in the common room in the event of inclement weather. Agenda details to follow as we draw closer to the date. Projects to be done will include but not be

limited to:

- Reworking the rock barrier around the building to remove grass and debris beginning with the front of the building. We will also be placing a liner under the rocks to prevent regrowth and prevent leakage under the foundation.
- Staining and sealing of Adirondack chairs and table for preservation on the front porch.
- Stripping, sealing and repainting of metal railing to remove rust on the front porch directly beneath the hot tub.
- Build a French drain to alleviate pooling from gutter spout.

Wilderness hired a new property manager for our building, Bob. As a reminder, if you want to know who our contacts are at Wilderness, the information is on our website.

We look forward to seeing you this summer.

Sincerely,

Jeff, Jill and Gerri