

Villas at Prospect Point

6-8-18

Memorandum to Villas at Prospect Point Owners re 2018 Annual Owner Meeting Minutes and follow up items and 2018-19 Budget and Dues

Dear Villas at Prospect Point Owner,

Thanks to everyone able to attend the 2018 Villas at Prospect Point Annual Owner Meeting and thanks to those who sent in proxies!

The meeting went well and much was accomplished! A few follow up items...

Minutes

Minutes from the 2018 Annual Owner meeting are attached.

Board of Directors

Please see the attached Board of Directors list for 2018-19.

Budget / Dues

The attached 2018-19 Operating budget was approved. Please note that dues will increase beginning with your July 2018 billing. Attached is spreadsheet showing new dues.

Recycling

Please remember that "Glass and Plastic Bags are NOT permitted in the recycling at Prospect Point"! Even "one plastic grocery bag" will contaminate the entire recycling container and Waste Management will not pick up the recycling!

Parking

Please do not park in front of unit garages! Vehicles parked in front of garages make it very difficult for others to pull in and out of their garages!

Unit Rentals

Please be sure to review the house rules with all of your guests and renters! The Association house rules are attached and posted on the Association website (address below). Please remember that only owners are permitted to have pets. Please also be sure that Town of Frisco Occupancy limits are not exceeded and please, no subletting!

In Unit Item Maintenance Reminder

As the units at Prospect Point approach 20 years old, there are many items within your unit that require your attention. Please review the attached "in unit maintenance item" list and please be sure to attend to each item!

Unit Entry Door Locks, Master Key System

During the recent dryer vent inspection/ cleaning project, it was noted that there are a number of units in which Management did not have immediate access to; unit Owners have changed their unit front door locks and are no longer on the master key system. The Board agreed that Management must have immediate access to units via the master key system. Unit Owners that are not on the master key system will be sent notice; the notice will require that the unit is rekeyed to the master system within 60 days of the notice or Management will have the unit rekeyed to the master system and the unit Owner will be billed for the expense.

Unit Dryer Vent Inspection and Cleaning

Per the Association Governing Documents, individual unit Owners are responsible for the cleaning and maintenance of their individual unit dryer vents; as previously noticed, this year, a “one -time” Association sponsored cleaning and inspection was completed in the spirit of overall safety. Although the HOA has sponsored the inspection and cleaning, individual unit Owners are responsible for repairs and further maintenance. During this year’s inspection it was found in some units, “disconnects” within the vent ducting run existed. It is maintained that individual unit Owners were responsible for repairs to vent ducting disconnects. Owners will be sent inspection report results and Owners will be required to make repairs within 60 days of notice; if the repair has not been completed within 60 days, the HOA will complete the repair and the Unit Owner will be billed the expense.

Association website / documents

Please remember that all Villas at Prospect Point Association Documents are available on the Association website at http://www.srghoa.com/hoa_villas.html

Please contact Summit Resort Group at 970-468-9137 should you have any questions!

Thanks,
Villas at Prospect HOA