

Happy Belated Holidays to all Snowbridge Square homeowners

Attached is an update on goings on at Snowbridge Square

1. A new hot tub has been installed and is up and running. We think you'll be pleased with it. It has lots of jets and cool lights. The sauna is once again open and operational also. Please note that currently the combination to get in to the hot tub/sauna area is still 513, but will be changed soon so we can maintain security in that area. Too many unauthorized people have been using the hot tub area. You will be notified when that happens.

2. Concrete repair: This large project was started in October and partially completed. Unfortunately for the project (but fortunately for all of us who love snow), it started snowing very early in the season and has barely stopped, thus making it impossible to finish the project before winter, though the concrete company gave it their best shot (witness all that plastic covering the walkways over Thanksgiving) If you've been here, you'll see that the cracks between the outdoor walkways and the walls of the condos have been sealed as well as all exposed metal and rebar, and a rough, less slippery surface applied to the walkways

Still to be completed this spring after ski season:

- a. Touch up of already completed areas
- b. Repair of all flaking paint on concrete walkways,
- c. Repair of cracks in wall by garage entry.
- d. Finish painting/sealing walkways

3. Additional TV stations and HD TV have been added to your Cable TV service. WiFi Internet has been added to the building. Both are at no additional cost to our HOA. You should have received information on these upgrades by email (if we have your email address) or snail mail, and taped on to your front door. A password for the WiFi is required to access the system. The password is copper5024. We now have a nice hardcover user manual (which has the password listed) that can be kept in your condo by the TV or computer. If your condo is managed by one of the management companies, they should have placed one in your unit. If not, let us know whether you'd like us to place one in your condo. Or contact Jody, Claire or Jamie when you are here to obtain one. At an additional cost, you also have the opportunity to upgrade your TV service with more channels and an HD DVR, as well as phone service. Questions can be addressed to Resort Internet at 970-968-2537 x 202

4. Fireplace inspections were finally performed in October, but we did not receive the report until December, which was much later that we had hoped, contrary to an earlier letter sent to all homeowners.

All gas fireplaces passed inspection. Several of the wood ones still need work. The following units need repairs, as indicated in the attached fireplace inspections report: 106, 201, 202, 203, 210, and 304. For those whose fireplaces do require repairs please

have that done by September 30, 2011. This is an extension of the previous deadline. Your options are to repair the fireplace for wood burning or convert to a gas fireplace or logs. Each unit has a gas line that can be used for this purpose. You will not pay individually for gas use--it is covered by our HOA dues.

5. Entry keys to condos. A few years ago, when all entry doors were replaced, new doors and locks were installed that are all on a master key. This is required for emergency access. We understand that if your unit has changed hands you would want to change the key. Before you do so, please contact our building Manager, Jody Schmidt.970-518-4378 -- he will have your lock re-keyed so it is still on the same master key system.

5. We are still on schedule to replace the building's boiler (which is still the original put in back in 1973) and water heaters this spring.

6. Painting of the exterior of the building is also planned for next spring/summer

For any questions/concerns please contact any of the following

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