

Snowbridge Square Newsletter Summer 2011

Greetings, Snowbridge Homeowners

Here's what's happening at Snowbridge since the last update in February

As most of you probably know, we had a record snowfall this season, which was great for skiing but presented various building challenges.

1. Leaks—employee condo section had roof leaks that caused damage to several employee condos; most of these have been repaired.
2. Roof vents-- worked as long as they were kept clear of snow. Our manager, Jody Schmidt feels that we can now go ahead with repairs to the residential units that sustained water damage due to the roof condensation problems. He will be obtaining estimates on this. The following units are the ones we will be looking at: 201,202,203,108,103, 304,305. Please contact Jody if yours is not listed.

New Boiler has been contracted and ordered and is on schedule to be installed this spring/summer. Jon Faue, one of your board members has managed to obtain a price much lower than any of the other companies that had originally bid on this project, thus saving the association a lot of money which can be used on other projects.

Completion of the **concrete work** has started. This will include:

- 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
- e. Painting/sealing of garage level entry area by elevator

Painting of the entire building is finished. This included removal of the metal caps on the railings, and repair/replacement with wood, which should eliminate all of those sharp corners and edges. We think you'll be pleased with the new paint job.

Gutter repair. You may have noticed buildup of ice on the ground by the West most entrance to the mall from the parking lot due to leaks from the gutters up above. These have been repaired. In addition the mall level entrance by the elevators has had a new membrane installed to prevent ceiling leaks, and new gutters in that area.

Also, planned for this season are various projects to improve the appearance of the building

- a. Power wash and re striping of garage.
- b. Sealing and striping of parking lot
- c. Landscape maintenance

- d. Carpet cleaning of the mall carpet
- e. Repair of the dumpster door

Wood Fireplace repairs

Again, this is a reminder that all wood fireplaces (units 106, 110, 201, 202, 203, 210, 304) require either repair or installation of gas logs or inserts by the start of ski season, which is usually the first weekend in November. To help you out we have obtained estimates for installation of either gas logs or fireplace inserts. Please see attached estimates. Check the sheets for your unit #, as some of the units have different size fire places and thus different estimates. If you decide to use this company, we can coordinate the work on all units to be done all together—please contact me to discuss/arrange. You are free to use any other company of your choosing, but I found Black Diamond to have the best prices—they are giving us wholesale prices on the inserts.

New Hot Tub/Sauna area combination: The combination to enter has been changed. Please contact Jody Schmidt, our building manager or any board member for the combination.

New Trash service.

The Village Company has taken over our trash service from Waste Management, with daily removal of trash from the dumpsters if necessary. So far, they appear to be doing a great job. Please breakdown any corrugated cardboard and place on the ground next to the trash dumpster. Other recyclables should be placed in the containers next to the laundry room in the garage.

Our **annual meeting** is scheduled for Saturday, September 3 at 11:30 during Labor Day weekend. Stay tuned for more information.

As a reminder our website address is <http://www.snowbridgesquare.com/> This has a lot of information about our building

Have a great summer,

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