

4-19-2019

Dear Beaver Village Filing 2 Homeowners,

We have a few important updates and reminders for you all as we approach closing weekend at Winter Park Resort.

1. **Building 8 crawlspace conditioning project:** RMCAT will be returning to Building 8 on Wednesday April 24th and Thursday April 25th to install vents to ground level units that are code requirements and the final punch list item for this project. RMCAT and Mountain Chalet will be accessing ground floor units in building 8 to install these required toe kick vents to each ground floor unit, which we anticipate being installed near the hallway vanity between the two bedrooms.
2. **Building 5 crawlspace conditioning project:** As discussed previously, Beaver Village Filing 2 elected to condition all 5 crawlspaces by the end of 2019. The last two remaining buildings are 5 and 9. We will complete building 5 this spring, beginning on May 6th, 2019. We anticipate this project taking a couple weeks to complete. We have been advised all units will be habitable while this work is taking place, however there will be a noticeable smell (non-toxic) primarily in the ground level units, when the spray foam is applied. We do anticipate once the spray foam and vapor seals are installed and completed, RMCAT will require access to the ground floor units to install toe kick vents. When we learn of the exact timing for this we will advise owners.
3. **Building 9 crawlspace conditioning project:** The final building to be completed, we anticipate completing this work in October 2019.
4. **Replacing Aged Hot Water Heaters:** We must again remind all homeowners that it is extremely important to replace hot water heaters before they have exceeded their useful life. Earlier this month we experienced a leak in a 3rd floor unit from a hot water heater that failed due to age and the two units below suffered significant damage which will come at a great expense to the HOA, either through filing a claim or paying out of pocket. Filing a claim could be problematic for the association due to the fire claim from two years ago. In multi-level condominium projects, it is recommended electric hot water heaters be replaced every 10 years. At this time, your Board of Directors and Property Manager are reviewing the association governing documents and rules and regulations and anticipate adding a mandate for hot water heater replacements based on age, but until then we ask all owners to review their hot water heaters and if 10 years or older, we strongly recommend you replace it to avoid costly water losses.
5. **HOA leash & dog waste requirements:** We must again remind all homeowners that all dogs must be on leash while on association grounds. It's a county AND HOA requirement. Please report any violations to our office for the safety and enjoyment for all owners in the complex. Speaking of pets, every spring we inevitably find way too much dog waste as the snow pack melts away. PLEASE PICK UP AFTER YOUR PETS and report any violations to our office please. If you have pets and have on occasion let them out unattended during the winter when temps were below zero at 2am for instance, we kindly ask that you spend some time this spring picking up dog waste to help keep the HOA grounds clean. Our maintenance team is routinely picking up dog waste during routine inspections, but cooperation and assistance from dog owners would be greatly appreciated and help keep HOA expenses down.
6. **Bears are out of hibernation:** We have seen evidence of bears coming out of hibernation, including BV Filing 2. Please ensure dumpster lids are properly latched to keep bears out
7. **Recycling:** PLEASE DO NOT PUT TRASH IN THE RECYCLING BIN. We have seen an increase in fines from Waste Management in 2019 due to contamination at this complex. We are nearing the

point of removing the recycling container altogether due to the rising costs and the fact there is now a free recycling option in Fraser at The Drop. Having a recycling option at the complex is a great feature and convenience for owners and guests, but without cooperation from owners, guests and housekeeping crews, it makes it difficult to maintain going forward. Please help us out by only placing acceptable recyclables in the recycling container.

If you have any questions or comments regarding this update, please don't hesitate contacting our office. We hope you all have a wonderful spring and hope to see you this summer on July 13th at the annual meeting!

Thanks

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