

October 7, 2020

Dear Homeowner,

If you haven't had the opportunity to complete the Association's recent survey, please take a few moments and provide your input by clicking the following link:

<https://www.surveymonkey.com/r/VRC2020>. The Board of Directors would like your feedback in order to assess the performance of the Association during the COVID pandemic and the Annual Homeowner Meeting. Thank you!

Freezing temperatures are back once again in Vail. In preparation for the cold weather there are several important steps that should be taken to ensure your unit is properly protected.

**Winter Reminders:**

- Please remember to turn on your heat. End units in the condominium buildings and all townhome units should have their thermostats set to at least 60° F to prevent frozen pipes (condo units not located on end walls should be safe with thermostats set to at least 50° F).
- If you have electric baseboard heat, it is normal to encounter a brief period with a singed odor. This is caused by dust that has accumulated on the heating element over the past several months. However, if a burning odor persists or you observe any sparks or other unusual conditions, turn the unit off immediately and have it inspected. Remember to always keep combustible items (furniture, firewood, pillows, draperies etc.) a safe distance from baseboard panels.
- Owners in Buildings 9 and 10 should have their gas heating system inspected periodically by a licensed mechanical contractor. The original systems are now over 40 years old and at a higher risk of failing and leaking. If your system is original, consider replacing it or, at a minimum, having an annual inspection.
- The Association has responded to many water events this past year from hot water heaters and washing machine hoses. Unfortunately, it is the units underneath that suffer the most damage as these owners fall victim to circumstances beyond their control. Please be a responsible neighbor and inspect your hot water heater for any sign of external corrosion or leaks. The expected life span for hot water heaters is about 10 – 15 years and washing machine hoses about 10 years. If the ones in your unit are this age or older, then please plan to replace them as soon as possible.
- In order to fully protect your property, the Association's Insurance Guidelines recommend that owners carry an HO6 insurance policy. You should speak with your agent about the policy and make sure it includes loss of use, relocation expense coverage, loss of rental income, and loss assessment for Association deductibles, among others. A copy of the Insurance Guidelines is included following this letter and may be provided to your agent.

**Capital Projects Update:** Please see this month's project photos following this letter.

- **Building 14:** The deck, patio and stair tower project is substantially complete with minor punch list items continuing through the fall.
- **Townhome Exteriors:** Buildings A, B, C and E will be completed this fall. Landscaping restoration and entries will continue at the townhomes through the fall as weather permits and will begin again next construction season.
- **Natural Gas Fireplaces:** The continuation of the natural gas fireplace replacement at buildings 3 and 5. Next spring the replacement project will again get underway and more information regarding the timeline will be communicated to owners as the project proceeds.

For the off season, starting Thursday October 8<sup>th</sup>, the hours of operation for the pool and hot tub will be from 7am to 5pm daily. Also, pool reservations will no longer be required to access the pool and hot tub; it will be on a first come, first serve basis. **To maintain proper social distancing, there is a limit of 6 persons in the hot tub at one time** and 42 persons in the pool area. Although the area will be monitored periodically, please use at your own risk and be considerate of others who wish to enjoy the facilities.

As you may be aware, CDOT is in the planning stages of adding a third lane to I-70 over Vail Pass. Previously, there were assurances that the project would include noise mitigation throughout East Vail. However, after a noise assessment study, CDOT has indicated that the noise levels throughout East Vail, including along the Vail Racquet Club, are not loud enough to qualify for noise mitigation.

Highway noise is an ever-growing concern that impacts our mountain environment, property values and quality of life. There is currently an opportunity for public comment so please get involved, let your concerns be heard, and encourage CDOT to install a noise barrier along the East Vail Corridor. To offer comments, go to this link: <https://www.codot.gov/projects/i70westvailauxiliarylanes/submit-a-comment>

A copy of the draft Annual Meeting Minutes is enclosed for your review. This meeting did not achieve a quorum, so the Association did not hold an official meeting. However, the minutes will provide Association updates and other information that was shared during the meeting.

Please be safe and stay healthy.

Sincerely,



Matt Ivy  
General Manager