



11/5/2021

Dear Homeowner,

Vail Mountain celebrates the start of the winter season on November 12th which is the earliest opening in years. Vail reports that this is due to their recent installation of a “world-class snowmaking system and commitment to Five Star Grooming”. This, along with some recent help from Mother Nature, bodes well for the start of a good season. Also in November, Revely Vail returns and includes après ski bell ringing throughout the Village along with family-oriented activities throughout Vail, including Ice Skating Exhibitions, Silent Discos, Tree Lighting and the Kris Kringle Market. For more information go to: discovervail.com/revely.

Our Comcast Xfinity representative has provided a flyer that includes their bulk account support number and troubleshooting tips (see flyer following this letter). This is a handy reference piece to keep in your unit in case you need to either speak with support or address a minor problem that sometimes occurs.

Please remember, the wintertime HOA Rules and Regulations are now in effect from November 1, 2021, to May 1, 2022. The only items permitted on the decks and patios are BBQ grills (gas or electric), firewood (less than ¼ cord) and deck furniture. All other items, such as bicycles, bird feeders and flowerpots are not permitted in the winter.

Also, please remember that during the winter season all cars must have a parking pass displayed (your 2022 pass will be mailed later this month) and all vehicles must be moved at least daily to clear parking spots during and after snowstorms. Parking can be very tight in the winter and your cooperation and parking courtesy are appreciated. If you are a local RBO owner renting your unit short term, then please email Lindsay Stadler at Lindsay@VRCMR.com and she will send you the RBO transferable parking passes. If you rent your unit RBO long term, please provide your tenant with your parking passes as well as a copy of the Parking Rules.

Additionally, any interior unit renovations should be complete by November 19th, if you are remodeling and experiencing any delays, please contact Iris Nelson at maintenance@VRCMR.com to make scheduling arrangements. Also, following this letter you’ll find the Association’s Remodel and Construction Rules. If you are making plans for remodeling next spring, please provide these to your contractor and be aware that any hard surfaces being installed must have a sound underlayment that has been approved by the Association.

The annual Homeowner Appreciation Booklets will also be sent out later this month and include Club discounts and guest passes.

Best wishes for a healthy winter season and a Happy Thanksgiving!



Matt Ivy
General Manager





A team dedicated to supporting you.

As part of your amenities that you receive from your property, you also have access to a dedicated Xfinity support team. Available seven days a week from 6:00am – 11:00pm MST, the Xfinity Communities support team is available to assist you with billing questions, technical support, equipment moves, service changes, and anything else related to your account.

Call 1-855-307-4896 for support.

xfinity

Troubleshooting Tips

TV has no picture

- Make sure the power cords are connected and power is on for both the TV box and TV.
- Check the connections between the TV, TV box, and coaxial outlet to ensure they're all finger tight or pushed in.
- Make sure the TV (not TV box) is on the default channel or the correct input for the TV box.
- Unplug the TV box from power and wait 30 seconds before plugging it back in. Your TV box should be working properly within 5-20 minutes.
- If your TV service is still not working, call **1-855-307-4896** or visit **www.xfinity.com/support**.

TV has no sound

- If you're missing audio on all channels, verify the volume is not muted and that the volume is turned up on both the TV and the TV box.
- If you're missing audio on some channels, attempt to press the LANG, SAP, or MTS button on the Xfinity remote or TV remote if applicable (not all remotes will have these buttons).
- If your TV service is still not working, call **1-855-307-4896** or visit **www.xfinity.com/support**.

TV remote is not responding

- Check that the batteries are inserted correctly and replace with new batteries if necessary.
- Visit **www.xfinity.com/support/remotes**.

Internet cannot connect

- Verify that your modem/gateway is plugged into a power outlet.
- Verify that the coaxial cable from the wall to the modem/gateway is plugged in and secure on both ends.
- Verify that the online light is solid on the modem.
- If the light is not solid, unplug the modem from power and wait 30 seconds before plugging it back in. It will take a few minutes before the online light is solid.

If online light is solid, try these additional steps:

- For laptop – ensure your WiFi button is active.
- For other devices, ensure WiFi is turned on.
- Check your network settings to make sure you are connected to your network and re-enter password if necessary.

If online light is off or blinking:

- Call **1-855-307-4896** or visit **www.xfinity.com/support**.

Phone with no dial tone

- Make sure all phones are on the hook and cordless phone batteries are charged, as well as cordless phone base is plugged into power.
- Verify that your modem/gateway is plugged into a power outlet.
- Verify that the coaxial cable from the wall to the modem/gateway is plugged in and secure on both ends.
- Unplug the modem from power and wait 30 seconds before plugging it back in. It will take a few minutes before the online light is solid.
- If your phone service is still not working, call **1-855-307-4896** or visit **www.xfinity.com/support**.



HOA Rules and Regulations

- 1. Owners and lessees shall abide by the Racquet Club Condominium Declarations, By-Laws, Rules and Regulations and the provisions of their lease.**
 - a. Fines may be imposed for rule violations at the discretion of the Board of Directors or Association's management.
 - b. It is the owner's responsibility to provide their lessees with a copy of the Rules and Regulations and owners are responsible for the payment of fines which are imposed for lessee violations.
- 2. Decks & Patio Areas**
 - a. All deck and patio areas of the Vail Racquet Club Townhomes and Condominiums are common elements.
 - b. The following personal items are allowed to be on the decks and patios on a year-around basis:
 - Deck furniture consisting of chairs and tables suitable for decks and patios (not to exceed one table and four chairs)
 - Firewood (not to exceed ¼ cord)
 - One electric or gas grill
 - A name plate or small entrance decoration not to exceed 12" x 12"
 - Appropriate flags
 - An entrance mat designed for exterior use and in good condition
 - c. The following items are allowed on the decks and patios on a seasonal basis (from May 1 to November 1):
 - Operable bicycles (placed on the deck, not hanging)
 - Patio umbrellas
 - Hummingbird feeders
 - Flower boxes and hanging flower baskets that are planted and well kept (no artificial plants)
 - d. Requests for any non-approved items or decorations on the decks or patios must be submitted in writing for Board of Directors' approval.
 - e. Items shall not be placed in a manner that obstructs pedestrian traffic on the decks. The decks may not be barricaded or fenced off in any manner except with the written consent of the Board of Directors.
 - f. Decks and patios are not to be used as storage areas (temporary or otherwise) and may not be used as a construction area by owners, lessees or contractors without the approval of the Association's management.
 - g. Swimsuits, towels, clothing, rugs, etc. are not allowed to be hung on deck railings or in patio areas.

- h. Brackets or hangers for flower boxes/baskets or for any other purpose shall be affixed to the property in a manner that will not damage the property, obstruct a passageway, pose any hazard whatsoever or be unsightly. Nothing may be attached to the outside of the buildings, decks, partitions, railings or other common areas without the prior approval of the Association's management to ensure that utilities and structures will not be damaged.
- i. Any unapproved items found on deck or patio areas or in any other common area will be removed and discarded without further notification to the owner or lessee.

3. Parking

- a. Only owners, lessees, guests, club members, restaurant patrons and employees may park at the Vail Racquet Club. All vehicles must have a current parking pass properly displayed (club members and restaurant patrons excepted for temporary parking).
- b. Any vehicle in violation of these rules may, without notice and at the owner's expense, be relocated to the overflow lot, ticketed by the Town of Vail, towed off property or booted. If the vehicle in violation has a valid parking sticker/pass, reasonable efforts will be made to contact the owner so the issue can be resolved.
- c. Annually, each unit is issued two new static cling parking stickers. These stickers are to be displayed on the interior of the driver's side windshield, just above the dashboard and must be replaced annually.
- d. If an owner has more than two vehicles, they may request additional passes from the Association's management.
- e. Owners with long term tenants must give their static cling parking passes to their tenants.
- f. All guests of owners and Association rental guests must check in at the Front Desk to obtain a temporary parking pass, which must be displayed on the interior of the driver's side windshield just above the dashboard.
- g. Vehicles are to be parked in designated areas only. Vehicles may not block dumpsters except when and where signage specifically allows parking.
- h. Oversized vehicles, motor homes, recreation vehicles, campers, trailers, boats, all-terrain vehicles, and snowmobiles are not permitted on property without prior approval from Association management and may only be parked on a temporary basis in an area designated by management.
- i. Motorcycles may not be stored or parked under decks.
- j. No overnight "camping" is allowed in vehicles.
- k. All vehicles must be properly registered with the State, have current license plates and be operable.

- l. No servicing of any vehicle is allowed on the premises without prior approval from the Association's management.
- m. To accommodate snow plowing operations, all vehicles must be moved at least daily to clear parking spots during and after snowstorms.
- n. Owners and residents who are leaving a vehicle while they are not on property must make arrangements with either a third party or the maintenance department to have the vehicle moved if required for maintenance operations including snow removal, asphalt work, landscaping, etc.
- o. **Primary Parking:** Primary Parking spots are those located directly in front of a building. The Vail Racquet Club has limited parking; therefore, owners and residents with multiple vehicles may only park one vehicle in a primary spot located directly in front of a building. This ensures that the most convenient and accessible parking spots for each building are available to those who are currently occupying their units.
 - Covered vehicles may not be parked in Primary parking areas.
 - Vehicles may not be left in Primary parking spots when the owner is not in residence on the property.
- p. **Secondary Parking:** Secondary Parking spots are those not directly in front of buildings and include:
 - The parking area on the opposite side from the front of the building.
 - The parking lot across the street from the Club by the tennis courts.
 - Any parking area(s) that management may deem appropriate from time to time.
- q. The Club Parking Lot is for temporary parking only and is not considered to be Primary or Secondary parking.
- r. **Overflow Lot:** By the northwest side of the Park
 - Owners and residents, who will not be on property for two or more weeks and are leaving a vehicle behind, must relocate their vehicle to the overflow lot by the park.
 - Arrangements must be made with either a third party or the maintenance department to have your vehicle moved if required for maintenance operations including snow removal, asphalt work, landscaping, etc.
 - No vehicle is allowed in the overflow lot for a period longer than one month without prior approval of Association's management.
 - The storage or long term parking of vehicles is not permitted.

4. No alterations to the interior of any apartment unit, general common element or limited common element, shall be done by any owner or lessee without the prior written approval of the Board of Directors.

- a. Owners and lessees shall not do work on, or make changes to, any building wall (interior or exterior) and shall not do anything that will impair the structural soundness or integrity of the building or utilities or impair in any way a common or limited common element or another apartment unit.

- b. Cables may not be installed on the outside of any building and holes may not be drilled through the walls of any building without written approval from the Board of Directors.
- c. Any requests for variances must be submitted in writing and will be subject to the Board of Directors' approval. Design Review and Architectural Change Applications may be found on the Association website or may be obtained from the Association's management office. The Board may condition its approval on a finding that the proposed improvements will not impair the structural soundness or integrity of the building or utilities or impair in any way a common or limited common element or another apartment unit.
- d. To minimize sound transmission between apartment units, owners of units shall not install any hard surface floor materials including, without limitation, tile, marble, wood or vinyl floor material without approval from the Board of Directors through the Association's management. The Board will require an owner to adequately minimize sound transmission and/or may condition its approval of any such installation upon any of the following:
 - A limitation of the area where the hard surface flooring may be installed
 - A requirement that the owner provide the Board with specifications regarding the flooring materials
 - A requirement that the owner install such sound dampening material underneath the floor material as the Board deems necessary
- e. Should any owner complain about the level of sound transmitted between apartment units, the Board may, in its sole discretion, determine whether the level of sound transmitted between apartment units is reasonable.

5. Disturbances

- a. Owners, lessees and guests should avoid disturbing others at all times.
- b. No noise or other disturbances should be heard outside units or coming from a unit after 10:00 P.M.
- c. Parties must be moved/held inside a unit after 10:00 P.M.

6. Association assumes no liability for, nor shall it be liable for any loss or damage to articles left or stored in any common or other area or to vehicles parked in or about the Vail Racquet Club property.

7. Wood-Burning Fireplaces/Stoves and Firewood Storage

- a. The wood-burning fireplaces and stoves at the Vail Racquet Club were not designed nor intended to be used as a primary heat source. They are considered to be a decorative amenity and are intended for occasional use which is limited to at most a few hours per day. The majority of fireplaces on property are over 30 years old and, as is typical of their generation, are extremely inefficient as a heat source. The integrity of fireplaces and wood stoves also diminishes with age, so caution should always be exercised when using the appliance.

- b. Fires should be kept small. Overloading the firebox can damage the fireplace components and chimney and poses a fire risk to the building and its occupants.
- c. The fireplace screen should always be kept closed while a fire is burning. Firewood, newspaper and other combustibles, including furniture, should be kept at a safe distance from wood stoves and fireplaces (at least 24 inches).
- d. Excessive, inappropriate and negligent use of fireplaces and wood stoves may result in fines and, if deemed necessary, involvement of the Town of Vail Fire Marshal.
- e. Fireplaces and wood stoves may not be modified in any way without approval from the Association. Note that most fireplaces on property were not designed for glass doors and, if glass doors are used, it may cause overheating and damage to the firebox and chimney as well as a fire risk to the building.
- f. No wood cutting or splitting is permitted on the property.
- g. All firewood must be split and neatly stacked clear of doorways and passageways and no higher than railing height.
- h. No lumber or other wooden materials other than split log-type firewood are allowed on the decks and patios and are not permitted for use in fireplaces or wood stoves.
- i. A maximum of ¼ cord of firewood (32 cubic feet) may be stored at any unit. Any amount of firewood in excess of this amount will be removed and disposed of at the owner's expense.

8. Pet Policy

- a. Only homeowners are permitted to have pets.
- b. While on property pets are to be kept on a leash or under voice command within 10 feet of the owner.
- c. Pets must be kept on a leash at all times while in the Club building.
- d. Pets are not to be tethered outside or left alone.
- e. Owners must clean up their pet's mess immediately.
- f. At the discretion of the Association's management, owners who do not clean up after their pets or whose dogs represent a nuisance due to barking and/or aggressive behavior toward other pets or people may be required to remove their pets from the property and will be fined.
- g. If at any time two or more written complaints are received about a pet, the Association will contact the Town of Vail's Animal Control Department and apprise them of the situation so they can bring the owners and pet into compliance with these requirements.
- h. If a pet is found at large (not in the company of its owner), the pet will be taken and held for

Animal Control to pick up.

- i. The park area is a pet-free zone. No pets are allowed in this area at anytime and violators will be fined. The Association encourages pet owners to take advantage of Bighorn Park where pets can be exercised without a leash.
- j. A lessee may not have pets. Should a pet be introduced, it is cause for immediate termination of the lease with the lessee being liable for the remainder of the payments of the lease agreement. This rule applies to all long and short term lessees.

9. No signs, petitions, posters or advertisements of any kind are permitted on the property.

10. Fines may be imposed for Rule and Regulation violations as follows:

- a. \$50.00 for the first violation.
- b. \$100.00 for the second violation.
- c. \$100.00 for each continued violation thereafter.
- d. The Board may review individual situations and levy greater fines according to their determination.

11. Late Fees

- a. A late fee will be charged to any owner who does not bring their account current by the due date specified, typically the last day of the month.
- b. The amount of the late fee will be \$25.00 per occurrence.

12. The Association is the Exclusive Rental and Lodging Agent

- a. The Association's governing documents declare the Association as the Exclusive Rental and Lodging Agent for all properties at the Vail Racquet Club. In order to manage the Lodging Operation, the Lodging Rule was created and exists to explain the Association's Lodging Program, to more clearly address the rights and responsibilities of the Association and the participating owners, and to explain the process and procedures of the Lodging Program.
- b. If a unit owner wishes to rent their unit they should contact the Association's administrative offices in order to receive a complete copy of the Lodging Rules and Regulations and to make arrangements to enter the Lodging Program.



Remodel & Construction Rules

Please observe the following rules while working on property:

- 1. All contractors must provide the VRC Maintenance Department with a detailed scope of work, a current Certificate of Insurance and a copy of any applicable Town of Vail permits (building, mechanical, electrical, etc.) before work may begin.**
- 2. Always check in with either the Front Desk or the Maintenance Department before beginning a project. You will need to obtain a parking pass, any vehicle without a Vail Racquet Club parking pass is subject to tow at the owner's expense.**
3. All work must be completed Monday through Thursday between the hours of 9am and 5pm and Fridays from 9am to 2pm. All construction and remodels must be scheduled in the off seasons. Off seasons dates are from the close of Vail Mountain through June 30th and after Labor Day through the opening of Vail Mountain. Special requests can be made by contacting Iris Nelson, the Maintenance Office Manager at (970) 477-3060.
4. Any common area, structural or architectural change requests must be submitted to the Vail Racquet Club Board of Directors for approval before any construction may begin. A VRC **Design Review and Architectural Change Application** is required along with any appropriate plans, drawings or specs.
- 5. Required Sound Underlayment.** Any hard surface flooring must have a sound mitigation underlayment and meet VRC standards. Please contact the Maintenance department for information on approved materials.
6. No items of any type can be stored or left outside the unit. All work must be completed inside the unit. Do not set up workstations outside the unit on any common areas. If at any time, the Association must clean up contractor or remodel debris left in the common areas, the homeowner will be billed an hourly labor rate of \$60.00 per hour per technician with a \$120.00 minimum and may also incur additional fines.
7. No staining or lacquering allowed on property unless prior approval is given from the Association.
8. Do not at any time block access to stairwells or sidewalks.
9. Do not use Racquet Club dumpsters to dispose of construction debris. No trailers or oversized vehicles are permitted on property. All roll-off dumpsters or trash trailers must be approved in advance.
10. Fines are billed to the homeowner and or the contractor for any violations of the Rules & Regulations of the Vail Racquet Club. These fines range from \$25.00 to \$100.00 per occurrence.
11. Any contractor wishing to use the lift must pay in advance of usage and schedule the lift at least 72 hours in advance directly through the Maintenance Department. Please be aware that the lift may not always be available for usage.

Signature: _____ **Date:** _____

Print Name: _____

Title: _____ **Company Name:** _____

Contractor License Number: _____ **Unit Number:** _____



Vail Racquet Club

Happy Thanksgiving!

November
2021

The Old Muddy Gazette

VRC Class Update For November



Winter Sports Conditioning (Kinna)

Monday's & Thursday's @ 5:30pm

Pilates Mat (Malin)

Tuesday's @ 5:30pm

Monday's & Wednesday's @ 9:00am

Yoga (Joey)

Wednesday's @ 5:30pm



Check classes online at
vailracquetclub.com

HEALTH CLUB HOURS

**We will continue to operate from
7am—7pm daily.**

Mountain Shoppe

**Come see all of our new
Winter Apparel!**

**Tennis & Pickleball courts have been closed
for the Winter season! Thank you for a
great summer! We will reopen them next
Spring.**

Vail Racquet Club Fitness Center Rules

- Social distancing of at least 6 feet must be maintained at all times.
- Members must accept personal responsibility for their safety and welfare.
- Members must wipe down and sanitize machines, equipment, and accessories before and after each use.
- While working out face masks are highly recommended but not required as long as social distancing is followed.
- Members should continue to bring their own water but towels will now be provided.
- Members must abide by the Vail Racquet Club's Member Pledge

**Open Thursday-Saturday
at 5:30 pm
(970)688-5437**

Vail Racquet Club



Member Responsibility Pledge: **Vail Racquet Club**

We're all in this together.

By utilizing the Club Facility,

**I acknowledge that I have read, understand and will follow the
Member Pledge and the Club protocols.**

I accept personal responsibility for my safety and welfare

I will practice good gym etiquette by sanitizing all machines and equipment before and after I use them

I will stay home and not use any of the Club facilities if I am feeling unwell, sick, or displaying any of the symptoms of Covid-19 or any other illness.

To protect myself and others, I understand that a Face Covering is recommended while using any indoor facilities.

I understand that maintaining at least 6 feet of social distancing is a best practice

I will practice good hygiene and wash my hands before and after facility use, and after using the restroom

I will be respectful and considerate of others who are using the Club