



October 9, 2024

Dear Homeowner,

We've had gorgeous fall weather here in East Vail, with leaves peaking over the past week (for regular image updates, follow us on Instagram @vailracquetclub). Nighttime temperatures are now regularly falling into the 30's, and these cooler temperatures remind us that now is the time to prepare for the colder months ahead. Please remember the following important steps that should be taken to ensure that your unit and others in your building are properly protected.

Winter Reminders:

❖ **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 may be safe with thermostats set to at least 50°F. This is an important task that cannot be ignored – if you are out of town and unable to turn your heat on, please contact me directly at kim@vrcmr.com and we will arrange to perform this service for you.

❖ **Electric baseboard heat**

- When your electric heat is first turned on 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 the burning odor persists or you observe any sparks or other unusual conditions, turn the unit off immediately and have it inspected by a HVAC professional. Remember to always keep combustible items (furniture, firewood, pillows, draperies, rugs, etc.) a safe distance from baseboard panels.

❖ **Natural gas heating systems**

- Owners in Buildings 9 & 10 should have their gas heating system inspected periodically by a licensed mechanical contractor. The original systems are now over 40 years old and are at a higher risk of failing and leaking. If your system is original, consider replacing it, or at a minimum be sure to complete an annual inspection.

❖ **Avoid common water events**

- The Association has responded to many water events this past year, from leaking water heaters to washing machine hose malfunctions. 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 water heater for any sign of corrosion or leaks. The expected life span for water heaters is 8 - 12 years, and for washing machine hoses about 8 years. Please be proactive in your unit maintenance plan, and if items in your unit are this age or older, plan to replace them as soon as possible. Follow this link [Know When to Replace a Water Heater and When to Repair It \(lowes.com\)](#) for helpful information about water heater health and maintenance.

❖ **Insurance Guidelines – HO6 policy**

- To fully protect your property, the Association's Insurance Guidelines recommend that all owners carry an HO6 insurance policy. You should speak with your personal agent about your coverage, and make sure that it includes loss of use, relocation expense coverage, loss of rental income (if applicable), and loss assessment coverage (which covers the difference between your personal deductible and the Association's deductible allocated to the owner). A copy of the Association's Insurance Guidelines is included with this letter and may be provided to your agent.





Après Café Update

Après Café had a great summer, thank you for your continued support of this great VRC amenity! Their last day of service for the season will be Sunday, October 20th. They will reopen in early December. Hours of operation for the restaurant for this winter season will be Thursday – Monday from 3 – 9 pm, with the bar open until 10 pm. Après Café will be closed on Tuesdays & Wednesdays.

Homeowner Survey

The annual Homeowner Survey will hit your email inbox this week, please take the opportunity to provide the Board with feedback and ideas. The survey is short and should take less than 15 minutes to complete.

A Fond Farewell

Please join us in wishing a fond farewell to Iris Nelson, our Maintenance Office Manager. After 25 years of employment with the Vail Racquet Club, Iris is moving to warmer climates closer to her family. Iris has been an important member of the team as an extraordinary helper, problem solver, and scheduler - she will be missed tremendously! If you'd like to send Iris well wishes, you can do so to iriswyattnelson@gmail.com. With Iris' departure we are realigning some roles and responsibilities, but the way you can request service won't change! If you need maintenance assistance, you can call the main number at 970-476-4840 and ask for the maintenance department, you can email maintenance@VRCMR.com, or you can request maintenance assistance through your AppFolio portal. The VRC Admin team is monitoring all means of contact and will work with you to be sure your request is handled quickly.

Sincerely,

A handwritten signature in black ink that reads "Kim Rediker".

Kim Rediker
General Manager
(Direct) 970-476-4233
krediker@vrcmr.com

