

## HI COUNTRY HAUS CIRA Newsletter September 2016

Dear Delegates:

Here is an update to what is happening in our community and what the Board has been working on. Please send this to the owners in your building.

### THE PLAYGROUND AREA AND PAVILLION UPGRADES

The playground committee has decided on a playground design based on the survey that was completed by the owners. Excavation is complete. The equipment has been ordered and is expected to arrive by October 9<sup>th</sup> at which time Summit Recreation will start building the playground. Work should be completed within a week after they start. We are excited about getting this project done so everyone can enjoy a new playground.

The pavilion picnic tables are in need of some TLC. One table will be discarded as it is broken. The rest of the six tables will be re-stained prior to the annual picnic next year.

The volleyball court will be cleaned up and some new sand spread next spring.

Landscaping will be addressed next spring to clean up the general area.

With these upgrades we are confident that this area will be a lot nicer and more owners will want to rent the pavilion for group parties.

### PARKING

The parking situation in front of the Recreation Center is being reviewed. County requirements that determine the number of ADA parking spots will be reviewed. The current locations are on an incline and are not desirable for ADA parking.

### DUMPSTERS

Beavers has been requested to repair and paint current dumpsters. Four have already been completed.

### RENDEZVOUS CONSTRUCTION

Rendezvous is engaging in significant construction on their property adjacent to Hi Country Haus at the north end of Hi Country Drive. Due to safety concerns and liability issues they have installed a fence to prevent all pedestrian and bike traffic from crossing onto their property. Let's be respectful and good neighbors and not use this trail at this time. There is a public trail on the west side of the Fraser River that begins by our bridge near Hernando's.

Any access onto Rendezvous property at this time may be considered trespassing and may be prosecuted. Thanks for your cooperation.

### RECREATION CENTER

A fire door between the laundry area and the Recreation Center is being installed. This was a requirement to obtaining a Certificate of Occupancy for the building. The door that was between these areas will be frosted and relocated to the men's locker room to provide privacy.

Security is a big issue. The Board is looking at upgrading the camera on the deck and potentially putting in motion detectors and internal alarms. The local police department has agreed to drive by the Recreation Center and monitor it for after hour issues. The Recreation Center closes at 10 p.m. The Board is also looking at whether a higher fence around the deck and outside hot tub would be beneficial. Any unauthorized use of the recreation center will be considered trespassing and may be prosecuted. Use during regular business hours by homeowners, their guests and renters is considered authorized.

The Board is looking at getting a new card reader system. In order to save money on the new Recreation Center, the old card reader system was used. As many of you are aware, this has not worked out so well. If you are having problems using your cards to get into the Recreation Center, please notify Beaver's at [PropertyManager@hicountryhaus.com](mailto:PropertyManager@hicountryhaus.com) and visit Beaver's Lodge to get new cards. We apologize for this inconvenience and rest assured we are working toward a final resolution for this issue. We are trouble shooting the electronics in the doors to make sure this is working satisfactorily and checking this on a regular basis. Should a new proximity card reader system be installed it would be this fall and everyone would need to sign new waivers and get new cards. More information will be provided well in advance of any changes.

The Board is maintaining records of all warrantable items in the new Recreation Center. Problems we have experienced have been resolved through the warranties so we are in good shape for making sure everything works well in our new Recreation Center. Thanks go out to Ruth Spano for keeping these records and making sure everything gets corrected by the contractor.

The construction costs for the new Recreation Center are currently under budget.

#### PAVING THE ROADS

During the annual meeting this year, the Board agreed to get estimates on what it would cost to pave the community.

We have an estimate to pave the roads from the North Bridge to the Recreation Center and some on both sides of the intersection. Estimate for this paving is \$100,000. The actual paving is estimated at \$45,000 however the substructure is in need of repair and must be dug out and filled with fabric and aggregate as the road was built on a marshy area that tends to collapse. We also need to consider drainage.

We are getting a bid to see what it would cost to pave the entire community less the section to the South Bridge that the town has already agreed to pave.

After this estimate is obtained, the delegates will be asked to vote on whether we pave either the small section to the Recreation Center, the entire community or not at all. This would result in a special assessment if the delegates vote for either of these paving options.

#### TRAFFIC MONITORING

During the annual meeting this year, the Board agreed to monitor traffic flow through our community to determine normal traffic flow before the Sitzmark development is completed and then again after the development is completed. Two companies have been contacted and this will either be conducted this fall or next spring.

#### RESERVE STUDY

According to State Law, we need a reserve analysis to determine how much money we need to keep in reserves to handle repairs and replacements in the future for both the Recreation Center and the PUD. Our previous reserve analysis was for the old Recreation Center and the

PUD combined. We are in the process of contacting various companies to help us with this analysis.

#### ACQUISITION OF CMC BUILDINGS

At the annual meeting the delegates asked that we pursue the possibility of negotiating with CMC to acquire their buildings and land. CMC has requested that we have these conversations after the end of the summer season. We will keep you informed with details as they become available.

#### WEBSITE

Our website has been updated with current pictures of our new Recreation Center, previous newsletters and minutes of the meetings and the rules for using the Recreation Center. Please visit our website at <http://hcountryhaus.com/index.htm>

#### NEXT BOARD MEETING

The next Board Meeting will be held on October 8<sup>th</sup> at 4 p.m. at the Recreation Center.