

HI COUNTRY HAUS CIRA

Newsletter March 2018

Hi Delegates and Owners:

Here is your update from the HCHCIRA. Please send this on to the owners in your building.

After all the focus on construction over the last couple of years, this winter has been a welcome transition into business as usual. Going into the winter, we had made great progress on our recreation center construction task list. The major items taken care of were the drainage behind the building; landscaping to enable water to flow out past the pavilion; the snow stakes, heat tape and gutters along the pool roof; and insulation around windows in the pool area. Mold mitigation is scheduled to be done this week.

As the days are getting warmer, spring will be on us in no time. At HCHCIRA that means it's time to prepare for the HCHCIRA Annual Meeting. It will be in June again this year, the date will be finalized and notices sent out in the coming weeks.

As your buildings start their spring planning, the Board would like to make the buildings aware that with all the great landscaping projects being undertaken by buildings, there has been an increasing number of requests to protect those areas that were traditionally snow load areas. This has led to a reduction in the amount of areas available for storing winter snow. The HCHCIRA manages the snow plowing of the roads and parking areas for the community. As requests come in for restrictions of snow loads due to new landscaping, the community will need to start passing the costs to accommodate those requests onto buildings that are unable to provide for adequate snow storage. We will review this at the annual meeting to get building and delegate input on how to address the needs.

In other areas of interest:

- **Finance Review**

- The financial accounting has been greatly simplified. A huge thanks to Susan and Rex who worked through the transition back to normal day to day operations.
- The construction loan has been paid off in full, leaving roughly \$350k in PUD reserves and \$60k in Rec Center reserves.
- 2017 fiscal year is wrapping up with no major surprises. The financials are being prepared and will be presented at the annual meeting.
- Budget for FYE 2018 is being prepared based on FYE 2017 actuals. It is being reviewed by the board and will be presented at the annual meeting for delegate approval.

- **Management Review**

- The South Bridge repairs ran into the winter season. Thanks everyone for your patience while the repairs were underway. We now have a fantastic bridge that will last the community for decades to come.
- Snowfall was light through the end of January but has since picked up and taken a toll on our roads as usual. Our mgmt. company is working hard to keep up with the pot hole filling and an endless supply of rock needed to fill them.

- The Sitzmark South construction is largely completed that directly impacts us. The city now owns the south road leading into our community. There are a couple of building aprons along that roadway where paving will be completed in the spring.
- The Bears will be waking up soon. They were active in the community last year. As the weather warms up, please be aware that they are attracted to the trash dumpsters, bird feeders and bbq's in the community. You can help by not leaving food sources out and securing the trash building doors.
- The board is reviewing updating the community common area parking policy to address ongoing issues and complaints. As a reminder, the common areas are for short term parking only. Please be respectful of the shared parking and keep vehicles of longer stays, as well as trailers, RV's and commercial vehicles in your building parking areas, or make other arrangements outside the community.
- Additional pet pickup dispensers were installed last fall on trash containers throughout the community. However, we still get complaints of owners not cleaning up after their pets. Please make use of them to pickup after your pets and keep the community clean.
- There have been complaints of dogs running at large in the community. As tempting as it is to let Fido out the door on a chilly morning, please be a good neighbor and accompany them outside. Grand County Animal Control does not require that pets be on leashes however they need to be accompanied by their owners and be under voice and sight control at all times. Aggressive or concerning behavior should be reported to Grand County Animal Control.
- **Rec Center Review**
 - We've had lots of usage and great feedback on the Rec Center facility again this winter. As the facility becomes more and more popular, please keep in mind that the Rec Center is for all owners and guests. Large groups and parties should be respectful of others using the facility. It is not reservable for private parties.
 - Unauthorized access to building - Please do not let people into the building without a card. Have them retrieve their card from their unit. If you've lost your card or having issues with it working, contact Beavers Mgmt for a replacement.
 - We had announced that we would be re-issuing Rec Center access cards last fall. We ran out of time and that didn't happen in October, so we plan to do it this spring. The tentative plan is to start issuing new cards in May, and then expire all existing cards during the summer. More information to come as we finalize the planning.

WEBSITE

Our website continues to be updated with information about our community. Please visit the website at <http://hcountryhaus.com>

UPCOMING DATES

- April 3rd – Winter Park Town Elections
 - Our long time resident and HCHCIRA Board member Art Ferrari is running for WP City Council. Art has been active for many years in making our HCH community and the entire WP area such a great place to live and play. Please consider supporting him for City Council. You can read more about Art and all candidates online: <https://www.skyhineews.com/news/election-2018-get-to-know-the-winter-park-town-council-candidates/>
- April 17th – HCHCIRA Board meeting

- TBD Saturday in June – HCHCIRA Annual Building/Owners Meeting
- May-June – re-issue pool access cards to all owners