

HI COUNTRY HAUS CIRA NEWSLETTER

January 2022

The HCHCIRA Board met January 5, 2022. The following is an update on our community. Please share this with your owners.

1. A sign dedicated to Bob Mercer for giving us the new playground is in process. The playground will be called Mercerland. Bob was totally responsible for getting this done for the community. He has now relocated to Florida but we want to remember him for his long term on the Board and the good things he has done for our community.
2. Based on guidance from our attorney we will be issuing status letters for any sale of units in Hi Country Haus. We will be notifying Title companies of this requirement and our fee of \$100. This will be born by the buyers.
3. A lighting study was performed by two of our Board members for our community. It was based on building codes for Winter Park and current guidance. It should not affect safety. Winter Park is trying to maintain a dark sky so we can all enjoy the stars. We are coordinating this study with the Town and hope to present our recommendations during the annual meeting.
4. Mountain Parks Electric has been asked to remove the light fixture between building 7 and 24 as it is not needed. They have been asked to put a 360-degree shield on the light between building 14 and 24. We are working on getting the mercury vapor light by building 11 changed to an LED.
5. We have a maintenance contract with Tolin Mechanical. They come in every month to the Rec Center and make sure all the mechanicals to the HVAC system are working properly. They also change filters for us. They have fixed the Reznor in the natatorium but are still investigating why we had a failure and how to prevent this in the future.
6. The light in both the swim spa and the other smaller spa have gone out. We have an electrician looking at this. We do not believe it is the actual light bulbs. More to come.
7. We have received complaints regarding the wimpy jets on the outdoor hot tub. We worked with the spa company and they suggested a different jet. We tried this to no avail. We are ordering a larger pump for the spa. We will get this installed as soon as we get it. Hopefully the supply chain is not backed up.

8. We are going to install solar motion detector lights on all dumpsters. Building 4s light is not working and will be looked at.

9. We have had a tremendous number of guests at the Rec Center. So many guests that it has created problems in the pool and spas from overuse. We have checked the pools and spas three or four times a day. We have had to dump the spas as the chemicals were out of balance. Recently we had to dump the pool. There was garbage on the bottom of the pool including an uneaten Big Mac. Empty beer bottles have been found. This is totally unacceptable. Food and alcohol are not allowed in the natatorium. Guests are not being respectful of our facility. Cameras show summersaults into the pool, unruly guests and unacceptable behavior. If you are witness to any of this, please contact Beavers or call the police.

Our Management Company is working hard to keep this open and safe for everyone. We have had several rude guests that have yelled at our staff. This is not acceptable. They are working as hard as they can and we should appreciate everything that they are doing for us. A thank you once in a while goes a long way.

If you are renting your unit, please ask your renters to be respectful of our facility. If you are using a rental company, please make sure that they ask for this. We have a beautiful facility that we have all invested in and continue to maintain. Let's make sure that our guests understand this and are not intentionally spoiling this for everyone else.

We are not sure that all guests are from HCH. We are taking the following action:

The door at the back of the natatorium will be alarmed so guests cannot sneak in that way. We will know when this has been compromised.

We are looking at staffing the Rec Center on Saturday from 4 to 10 and on holiday weekends and for spring break. There will be a sign-in desk at the entrance. Guests/families will need to sign a register with their name, building number and unit number as well as showing their proximity card. This is similar to what we did at the old Rec Center. Guests/families without a proximity card will not be allowed in the facility.

We are looking for part time employees to staff the Rec Center. They need to be 18 or older. We are paying \$18.00 per hour. Hours are Saturday from 4 to 10. Holidays are Friday and Saturday from 4 to 10. Spring break will be the entire month of March, at this time Friday and Saturday from 4 to 10. This may be expanded to full weeks. This person will greet guests at the front door, gather information from them, ask that they shower before entering our natatorium and ask that they notify them of any issues they see at the facility. If the staffer spots anything that is not appropriate, they will be asked to notify Beavers who will respond. If you are interested or know someone who is interested, please email me or Mark Johnson at mark@bvmlic.com.

10. We are installing hand dryers in the bathrooms. They have filters and are aimed downward. The ski area is using hand dryers now so we are following suit. Paper towels will

not longer be available once dryers are installed. This should eliminate the wasteful use of paper towels that get strewn all over the bathrooms.

11. The dumpster shed by Building 23 was damaged by a car that ran into it. This was a hit and run. We have not been able to identify the car. The dumpster shed is not safe as many of the main supports have been compromised. It is being taken down. A new dumpster with a bear proof lid will be put in by Waste Management. A new shed will be built in the spring. If you know who ran into the shed, please let us know.

12. We are contacting our laundry vendor to get machines repaired. We are still looking at getting new machines from the vendor as they become available.

13. Due to too many guests in the outside hot tub at one time, we have had water drain over the sides. Ice has formed in the parking area. Our snow plow company will be asked to sand this area as it is slippery.

14. There are some rusty spots on the ceiling of the natatorium. This will be cleaned during our May closure.

15. There is a broken tile in the laundry area. This will be on our action item list and be repaired.

16. The number 6 locker in the men's locker room is in need of repair. This is on our action item list and will be repaired.

17. We are still exploring the option of putting in aprons at the bridges to protect them and reduce the number of pot holes. This is on our list for the spring.

18. The hours of operation are not currently posted at the front door. This will be added to the sign. Hours are from 6 a.m. to 10 p.m. daily.

HAPPY NEW YEAR.

Your HCHCIRA Board:

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