

HI COUNTRY HAUS CIRA NEWSLETTER

March 2022

The HHCIRA Board met March 23, 2022. The following is an update on our community. Please share this with your owners.

1. Our annual delegate meeting will take place on June 25th viz ZOOM. Time will probably be 10 am. Invites will be sent out to all delegates of record with exact times. If this letter is not reaching the current delegate, please advise so we can correct our email listing.
2. A playground sign recognizing Bob Mercer's effort to get a new playground for everyone has been posted.
3. We are still in the process of contacting a paving company to put asphalt aprons on both bridges to help reduce the potholes and to protect the bridges from erosion. This is a springtime project.
4. Our vendor has new washing machines and dryers for us. As soon as he has help to get these transported to our Rec Center, he will install them. We do not own these machines but we share in profits from them. In the meantime, our vendor has serviced the old machines and they should be working properly.
5. Mountain Parks Electric has removed two light fixtures by buildings 7 and 24. Mercury vapor lights cannot be replaced with LEDs until they actually go out. Another light will be shielded.
6. Our weekend staffer, Michael Jordon, has been very successful in keeping order in the Rec Center. He is getting a lot of praise for his help in maintaining discipline. He is also our on site eyes and ears and reports any problems he finds to our Property Manager.
7. On going repairs in the Rec Center include fixing the lights in the swim spa and indoor hot tub, getting a larger pump for the out door hot tub, fixing the shower handle in the men's locker room, repairing the locker in the men's locker room, and replacing broken tile in the laundry room. Supply chain issues have been cited for not getting repair parts timely.
8. Tolin is working on fixing the Reznor in the natatorium. Again, supply parts are an issue.
9. Electric hand dryers have been installed in the locker rooms. Drywall cutouts need to be repaired.
10. The Rec Center will be closed for two weeks after the ski season is over for a thorough cleaning and needed repairs. Exact date will be determined based on when Mary Jane closes.
11. Pot holes will be filled on our roads. Grading can't be done until spring.
12. The dumpster shed by Building 23 will be rebuilt in the spring. In the meantime, we will try to get a bear proof dumpster.

13. The Town of Winter Park is working on guidance for dark sky lighting to eliminate light pollution. Two of our Board members are working closely with the Town. They have done a survey of our community and have identified things we can do to come into compliance with the town's goals. More information will be provided at our annual meeting.
14. Someone tried to break into a unit in Building 22. They were unsuccessful but did damage the storm door. The police department has advised that there have been more break ins recently and everyone should be cautious.
15. There was a leak in the men's locker room. It was caused by an ice dam. The roof was shoveled and the problem has been eliminated. More investigation will be done in the spring.
16. There is water pooling by Building 7 due to poor drainage. We worked on this last year but obviously we were unsuccessful. This will be investigated in the spring to see what can be done to eliminate the pool of water.
17. We will have sand put down on the roads in the icier spots for safety reasons.
18. As of the end of third quarter, January 31st, we have net operating income of \$13,649 which is \$10,142 over budget. This does not include the additional expense for our staffing of the Rec Center which started in fourth quarter. We should be able to cover staffing expenses. Staffing expenses are partially being offset by the elimination of vandalism in the Rec Center.

Your HCHCIRA Board:

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Art Ferrari, Vice President
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