

From: **joelle miller** <joelle@goinghigh.com>
Date: Mon, Apr 9, 2012 at 12:13 PM
Subject: Painting projects at MountainSide this coming Summer 2012
To: propertymanagement@mountainmanagers.com

Hi Greg and Susan,
Would you please confirm that buildings I and J are the only buildings where exterior painting is scheduled this Summer?
Are there other outside jobs that will be affecting buildings? If so, which ones?

Thank you!
Joelle Miller

On Tue, May 8, 2012 at 9:42 AM, joelle miller <joelle@goinghigh.com> wrote:

Hi Sharon,
Would you please address and get responses for my questions during the board meeting this coming Saturday? I am not receiving responses from the HOA representatives at The Mountain Managers. Thanks!

1) Which summer projects are scheduled and which buildings will be affected?
(painting, paving). Is there a planning schedule available for owners to consult so that we know what is planned and when. We don't want to come to Mountain Side and find out that our deck is off limit due to painting. As an owner, it would be very valuable information to know what activities is scheduled and where as early as a possible.

2) noise and trash at Peak 1: There is huge amount of trash that is flying from the construction site and nobody picks it up. I have picked up loads of it but there is more coming all the time. Now that the snow has all melted, it is very very unsightly and the entire area around Building G (corner facing the construction needs to be detailed). I spoke to someone on the construction site who indicated that they pick up all the time, but obviously it isn't happening, is not done often enough or some areas are overlooked. I have attached a couple of photos for you to see.

In the conversation, the person indicated that the noise level will dramatically increase during the month of August when they start the next phase and will be digging again during the entire month. While I understand that noise will not be avoidable, would it be possible to discuss it with them and come to an agreement so that they don't start this noise prior to 8:00am? They started as early as 6:00am last year and it was miserable.

3) Picking up after dogs: This is obviously an ongoing problem at Mountain Side and the extend of the problem is showing as soon as the snow melts. I cleaned the grass area around Building D a few weeks ago along with another owner on the first floor. It was terrible. I see that it is still very bad between building G and H. Why isn't the resident manager cleaning these areas as the snow melts? We also collected mounts of wet leaves that had

accumulated in corners against the wooden retaining wall. Why isn't this done by the staff on site? Many townhouse homeowners are actively cleaning their property but I have not seen anyone working on the Condo grounds in the last few weeks.

4) **Recycling:** in a previous HOA board meeting minute, I read that Mountain Side will finally start recycling. This is great! The minute said that it is scheduled to start this Summer. I haven't seen this topic on the agenda for the meeting this week. Can details be provided? The dumpster on the parking lot across building D and E is still being abused. While I understand the cost of enclosing dumpsters, I feel that the HOA should still consider it as it would greatly reduce the amount charged for trash pickup in the long term. If you peek in the trash, you will find construction debris and trash coming from other areas (not the MS townhomes) and see cars coming and going from neighborhoods further away than the townhomes along with the red pick up trucks from Mountain Managers. \$28,900.00 is allocated for 2012 for trash removal with \$9,840.00 paid by the townhomes. This seems disproportionate as most of the trash doesn't come from the condos. This occupancy rate for the month of April and May in the condos is very low and yet the dumpsters are full or close to full at every pick up.

5) **Vending machine and W/D in the clubhouse:** how much money are they generating and where on the budget is it recorded?

As usual, I thank you for your work. I know that you are volunteering your time to serve on our board and your work and dedication are greatly appreciated.

Joelle Miller
D-317, E-279, G-206

From: sharon schutz [mailto:sharon.schutz@yahoo.com]
Sent: Tuesday, May 08, 2012 10:53 AM
To: susan; phil
Cc: Bob Lembke; Scott Ponds; Ethan Gibson; Jim Whitely; BILL (E-mail) MEEK; Don Cacace; Herb Allen; Art Burger
Subject: Fw: HOA meeting 05/12/2012 questions

Email from condo owner. Please put on Saturday's agenda.

On Thu, May 10, 2012 at 2:50 PM, susan <susan@mountainmanagers.com> wrote:

I have some of the information Joelle is asking for. The Racket Ball Court is being refurbished now and should be done in a few weeks. The fireplace inspections are scheduled for June 19th-21st. The painting of I and J, Crack Fill, Seal Coat and Patching Bids will be discussed at Board Meeting this weekend. We do not have dates for these projects. We will send out emails and put notices on doors when we get firm dates.

The vending machine company does send MS a very small commission check for the products purchased. Currently the machine is empty and we have called the company to restock.

Joelle can also go on line to access the MCR to see what is planned for the year.

Thank you.

Sincerely,

Susan Witkowski

Director of Physical Services

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