

Liftnside Condominium
PO Box 244
Jeffersonville, Vermont 05464

April 11, 2017

Dear Liftnside Homeowners:

Here is an update on Liftnside projects/maintenance and other issues that we have been working on:

- Amendment to Declaration and Clear Title Documentation. The amended Documents and drawings that were found to be missing from the Town Records have been approved by the homeowner vote in February and were filed with the Town of Cambridge. This should satisfy future title searches for resales and refinancing requirements.
- Common Area Hot Water Heaters – The 5 water heaters for the common washer/dryers located in the lower level utility rooms will be replaced during Spring maintenance. The water heaters are 11 years old and beyond their warranty life. We are installing 40 gallon water heaters with 12 year warranty. The cost is \$1,985 x 5 = \$10,075. Maintaining water heaters operating within their listed warranties limits our exposure in the event of leaks, and provides maximum claim relief in response to deductible cash out of pocket in such events.
- Roof Repair (big building units 25-60). We had the middle section shingles of the roof replaced on the big building last Fall. The roofing contractor evaluated all sections of both the 2 buildings. The cost for the section replaced last fall was \$22,805. Other sections are listed on our Long Range Maintenance Plan with updated numbers and will be inspected and shingles replaced as they come due within the next few years.
- Drainage for big building (rear of units 25-60) follow-up. We have been in contact throughout the winter and spring with Mark Delaney to ensure that the drains are kept open and that the snow removal from the road does not direct water from the road toward the back of the building. Thanks to several homeowners for sharing their observations with us during that period.
- Phase II – Hallway and Common Property – the following will be addressed this spring as an extension of common work that was not completed during the 2015 renovations. Funds are available within the ratified budget for 2017.
 - Replace the 2 trash closet doors in the small building.
 - Becky, our project manager, is working on getting quotes for the following work:
 - Trash Closets: lining 3' of the walls with a metal or fiberglass product that can be easily cleaned; replacing the shelving; adding trash cans that will fit better;
 - Trim work on the entry areas. Bench for each entry where the linen bins were removed.
 - We will be e-mailing Becky's drawings when they are complete.
 - Drainage for small building - We are working with Mark Delaney and an engineer to develop a drainage plan for the area in front of the small building (units 1-24). The

asphalt walkways will be replaced at this time. Funds are available in the ratified budget for 2017.

- Assessment Billing
 - Smuggs recently notified the Homeowners Association that they would no longer collect the Regime assessments from homeowners and transfer funds to SNHA for Liftside. Thus, starting this quarter, the SNHA will bill each homeowner directly for the assessment. SNHA will perform these routine collections at no additional charge to Liftside. So, instead of having the assessments deducted from your Smuggs quarterly homeowner statement, homeowners should see a higher payment from their rental net, and then will need to send their payment for Liftside assessments directly to SNHA in May for deposit into the Liftside account.
 - Collections policy – The Directors have adopted a collections policy that will take effect in May 2017. Full details are available online at: <http://www.snha.net/regimes-a-buildings/liftside> In summary, there will be one time late charges invoiced to homes who are late in making payments and an ongoing monthly late fee charged on any unpaid balances going forward. With the payments of Liftside assessments now coming directly from homeowners, it is essential that Liftside receive payments on time.

Thank you for your attention, participation, and cooperation with these issues.

Regime Directors,

Michele Cloke
Ernie Simuro
Kent Weber