

# Nordland Villas Condominium Association

August 12, 2016

Dear Nordland Villa Owner,

This will serve as an update on our 2016 annual meeting and exciting plans for a renewal of the Nordland Villas. During our annual meeting held on July 2nd, 2016, we received nominations for vacancies on our Board of Directors and new members were elected by the membership quorum present for a vote. Those elected include:

Ron Graham N21

Hugh Thom N17

Ruth Mayville (SNMC designated representative for Commercial Space and Club Owners)

In recent discussions, it has become apparent that there are a number of issues that have impeded a renewal of Nordland common areas which are important to maintaining our personal investment and our ability to meet the expectations of our rental guests. These are:

- No active Board of Directors
- Lack of Property Manager direction and action
- Delinquent assessments impeding funding of renewal
- Lack of amenities
- Dated common area finishes
- Faded exterior / landscaping

The solutions are:

- Appoint new Board of Directors to guide renewal plan
- Add low-cost amenities
- Upgrade finishes in common areas
- Address landscaping flaws and refresh exterior curb appeal

A document entitled 'Nordland @ Smuggs Renewal Opportunities / 2016' was prepared to help the Board guide us through the process. [Nordland Renewal Plan](#). You will note that the timeline set forth in this document allows for the plan to be refined, cost estimates obtained and commencement of renovation work after the 2017 ski season.

It is also apparent to the Board that the Reserve Fund is grossly underfunded and a significant portion of it has been tied up in Account Receivables. While the vast majority of us have been diligent in remitting our assessments, some have not. We are pleased to report that over half of the outstanding amounts (\$30,575) are in the process of being remitted. The Board has undertaken steps to tighten up on collection efforts. [Collections Policy](#). These monies, even if all are remitted promptly, will not meet any proposed capital improvements in common areas, only on-going maintenance and replacement of the rear roof which has failed prematurely.

The Board has been in contact with a professional designer to help us with the proposed renewal project. We hope, in part to draw upon the improvements recently made to the common areas in the Liftside condominium regime. We look forward to receiving expert recommendations to further assist us in this renewal effort. The total cost of the renovations are thought to be in the range of \$125,000- \$150,000. This will be raised through an assessment of approximately \$5,000 per unit.

As an integral part of the renovation plan we are asking for **Home Owner Feedback**. Simply reply to:

[nordlandreno@gmail.com](mailto:nordlandreno@gmail.com)

A final budget and plan will be prepared once input from stakeholders is reviewed, the scope of the plan is refined and bids are received. The Board will issue further reports as the plan unfolds. We have been encouraged by the recognition on the part of Smugglers Notch Resort as well as unit owners that the time has come to re-invest in Nordland Villas and restore it as one of the jewels of the Lower Village.

We look forward to hearing from you.

Your Board

Ron Graham N21

Hugh Thom N17

Ruth Mayville (SNMC designated representative for Commercial Space and Club Owners)

cc SNHA

<http://www.snha.net/regimes-a-buildings/nordland>