

Hakone House Condominium

PO Box 244

Jeffersonville, VT 05464

**Notice of a Meeting for the Hakone homeowners
to ratify a budget for 2021
by Zoom Online – see links at the end of this notice.**

Date: February 17, 2021 7:30 pm

Budget 2021 Reports for Reference – link at <https://snha.net/regimes-and-buildings/hakone/>

As Directors of Hakone, we greatly appreciate the support that the homeowners in Hakone have continued to maintain during this incredibly challenging year. As Directors, we have looked at every cost for the operation of our condominium to be sure that each expense is necessary and anything that can be deferred to better times is being rescheduled. For example, the scheduled replacement of roof shingles on the parking lot side of the building in 2019 was deferred but is now scheduled to be completed this Spring. We have begun offering an alternative payment plan, allowing homeowners to make monthly payments without late charges. Thankfully, it appears that our group will be able to keep up with the combined special and regular common area expense assessments needed to maintain our building.

The slider door and siding replacement continues and is the most important work that needs to be done. Since we started the project in 2018, with the help of the SNHA Staff and our contractor – Bartlett Hill Builders, we have now completed 12 of the 24 homes on the garden side of the building. To accomplish this work and the regular maintenance of our building, we have drawn on our reserves. You approved a special assessment last May that would be paid over seven years to complete the project, continue our regular building maintenance, and to replenish our reserve fund.

The budget for 2021, that we as Directors have adopted, will maintain assessments at the level of the three quarterly 2020 invoices that followed our business meeting and budget approval last May. This will generate an income total of \$178,602, allowing us to replace the roof shingles on the parking lot side, repair and replace the roof over H 21, that has been a persistent problem for several years. The funds to be collected in 2021 will also allow us to continue the slider and siding replacement in six additional homes on the garden side which have continued to experience water damage in 2020.

We believe that even with the uncertainty remaining in the resort business, including renting our homes, we must continue to move forward with our project and keep our building the best possible condition, preserving the value of our investment.

We hope that you will be able to join our meeting and support the Budget for 2021 that we have adopted and take advantage of the opportunity to ask any questions that you might have. If you are unable to join the meeting and wish to submit your vote regarding the budget, please use the enclosed ballot or send an email with your vote to joe@snha.net on or before the day of the meeting.

We sincerely hope you are well and safe as we continue to learn to live with the uncertainty COVID has delivered to all of us.

Your Directors,
Florrie Paige H 13
Claire Franklin H 08
Mike Sinz H 07

Zoom Meeting directions:

Topic: Hakone Budget 2021

Time: Feb 17, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting – web link

For Zoom link, please email joe@snha.net

If you have never attended a zoom meeting, you will need to download the app to make the connection. Please allow 15 minutes before the meeting to accomplish that task or download the app a day or so before. If you have questions, email joe@snha.net