

# SNHA Newsletter June 2024



## SNHA Contacts

**Stefanie Lang** is holding down the SNHA office.  
[stefanie@snha.net](mailto:stefanie@snha.net) or 802-644-5865

**Joe Hester-Ingram** is back covering Homeowner and Regime Projects in Peter Uдеми's place.  
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## 2024 Annual Meeting & Homeowner Dessert Get Together Saturday, July 6, 2024

ANNUAL MEETING  
9AM - 2PM  
HOMEOWNER DESSERT GET TOGETHER  
6:30PM – 8:00PM

### We Need Photos From You!

We will be showcasing a selection of photos at the Annual Meeting On July 6. **Send** your *favorite photos* of you and your family spending time at Smuggs. The Deadline for Photo submission is **June 15**, so pull out those cell phones and forward the photos to [smuggs2024annualmeeting@gmail.com](mailto:smuggs2024annualmeeting@gmail.com)

### Cambridge Food Shelf Donations:

*At the Homeowner Get Together on July 6th*, donations will be collected to benefit the Cambridge Food Shelf. Recommended donation of \$30 (or more) per Family will be appreciated. Please make checks payable to: Cambridge Food Shelf. If you are not in the Resort on July 6th, you can support our local community by visiting their website: <https://cambridgevtfs.wixsite.com/my-site>

## **What is happening with the Stormwater issue?**

The *Stormwater Task Force* was formed and has met once via zoom and been in touch several times by email. Smugglers has signed a contract with an engineering firm, Trudell Consulting Engineers (TCE) based in Williston, VT, to conduct the mandated “Engineering Feasibility Analysis” and work has begun. The Memorandum of Understanding (MOU) has been drafted, agreed on, and is now being signed by the presidents of the various homeowner associations. The MOU stipulates that the Common Village Fee formula (CVF) that was used to cover the cost of the initial study, will not be used for any additional Stormwater expenses. The original committee representing Smuggers owners, Florrie Paige -Full Owners, Jim Mazur- Share Owners, and Dominic DeCarlo- Timeshare Owners, will negotiate with the resort to agree on a fair and reasonable division of all costs for the Stormwater remediation.

## **Rental Committee:**

The Rental Committee has begun its biannual series of meetings with Smugglers Notch Management to examine the rental reports for Winter 2023-2024. At this time, we are in the process of examining the data in terms of rental balancing for similar sized homes, and identifying those homes which are significant outliers. We are also looking into the factors and variables that may be impacting a home’s rentals. We will have a full report at our annual meeting.

## **Spring Housekeeping News:**

For those homeowners (HO) who self-clean their condo: the HO is responsible to have a linen exchange completed before their departure. For record keeping purposes, all linen should be procured through housekeeping, even if the HO has a linen closet in their building. Upon completion of the cleaning, the HO then calls housekeeping for an inspection.

If a linen exchange has been recorded, the self-cleaning inspection fee is \$40 (an increase from \$30 in April ‘24). If the linen has not been accounted for, a linen exchange fee (cost dependent on # beds) is charged in addition to the \$40 inspection fee.

The bed scarf program has been a success with approximately 50% of full owners’ participation. Please call housekeeping if you would like to add bed scarfs in your condo. If you purchased twin bed scarfs and didn’t have them at your last Village visit, they are now in! The twin scarfs had been on back order since Fall ‘23. Housekeeping is now placing them in the designated units.

## **Real Estate:**

The Real Estate committee tracks sales of condominiums at Smugglers’ and reports on the data at the annual meeting, highlighting important trends. We also try to explore other factors affecting the costs of owning or purchasing real estate at the resort.

## **New/Alternate Rental Agreement:**

This committee spent a year negotiating the new rental agreement with Bill and his team 2 years ago. The task of the committee now is to monitor the performance of the agreement and work with the resort as necessary when issues arise. The contract has now been in force for 2 winter seasons and one summer season. At last year’s annual meeting we presented data on the previous winter. We hope to have data on last summer and this past winter to share at the upcoming annual meeting.

**Open Key:**

OpenKey is a bluetooth key application to use on your phone for entrance into your unit with a reservation only. Pre-registration can be completed before you arrive at Smuggs. Don't forget to download the App first. When using, your phone needs to be moved around the door lock to properly direct the bluetooth signal being used from the phone. If you can't activate at preregistration, no worries, just ask when you check in with guest services.

**Local news:**

Lot 6 is opened now. It is located about ½ mile from the entrance of Smugglers on Rt 108 S.

**Would you like to know what is going on at Smuggs on a regular basis?****Looking for the “inside skinny”?**

**Join the SNHA Board** as an Associate Director! Meetings are alternating months (odd numbered) on the third Wednesday at 7:30 pm via zoom usually for about an hour. Learn how SNHA functions and get a better understanding of how Smuggs operates. If you would like to join the SNHA Board as an associate director or would like more information, please send your name, unit number, and contact email or phone to [snha@snha.net](mailto:snha@snha.net) and say that you are interested in becoming an associate director.

**Current SNHA Board Members:**

*President:* Florrie Paige

*Vice President:* Matt Spataro

*Secretary:* Michele Cloke

*Treasurer:* Herb Lewis

*Directors:*

Debbie Cicerone

Maggie Goldman

Marilyn Graham

Jay Kahn

Rob Nagler

Ron Packard

Liz Waldvogel

*Associate Directors:*

Michael Conte

Mays Hanegraaff

Dannie McFarland

John Mooney

Jon Stebbins