

Eagles Landing Condominium Association

PO Box 206, Estes Park, CO 80517-0206

<http://eagleslandingestespark.com>

December 19, 2016

Dear Eagles Landing Home Owner,

2016 is almost over. I wanted to update you on Eagles Landing. Please read this information carefully.

Drainage/Roof Project We have actively worked since June to figure out how to address the drainage problems that continue to cause damage to the property. Most construction will occur around buildings A, B and C. Van Horn Engineering has worked to analyze the problem and to develop a plan that will correct the drainage. Joel Brown has been our go-to person who has diligently worked with Van Horn. As of today we have not received an acceptable bid. In fact only one company bid on the project. We will expand our bid process in January to try to get multiple bids. We are also looking at other options with Van Horn.

The good news is that we do not have to start the special assessment yet. The bad news is that our July projections are probably 50% less than real costs. Construction costs are just very high for what we need to do and costs in Estes Park are higher than in the valley. We have learned that it is much more costly to dig around existing underground utilities. We won't know for sure about the special assessment until the bid process is resolved. We do have good bids for the two roofs.

All we can promise is that we will keep you informed as we get better information. We will continue to proceed with care and good judgment. Please know that this is very frustrating for the board.

Monthly assessments ("dues") for 2017 continue to be due on the 1st of each month. We will no longer send coupons to each owner for those payments. Please put monthly reminders to pay on your calendar or phone. Some homeowners pay quarterly or annually or set up monthly payments through their banks. Do whatever is best for your situation. Late fees continue to be \$20. Please mail your monthly payments to the Association address above.

Snow removal has begun with a couple of glitches but appears to be on track. We have a plow and a shoveler who both come quite early in the morning. We have a snowplow that does the driveways and empty parking spaces when we receive at least 4" of snow. Sometimes the plow returns again if snow continues. If you are new to our community, be aware that the driveway to

get on the highway can be slippery especially if you do not have snow tires or four-wheel drive. The shoveler comes to shovel all walkways and steps. Be aware that one of our greatest challenges is that snow drops from the trees to recover some of the walks. Joel has places buckets of coarse sand around the property; feel free to toss some sand on walkways that remain slippery. We also keep salt in the west side of the storage shed that you may use.

Keys We do not have keys for access to many of the units. We recognize the need for privacy and always request permission to enter a property. Because so many homeowners live in other states, getting a key to resolve a problem is difficult at best. Our use of keys has been to check crawlspaces, to find water taps, to check problems with leaking water, etc. Recently we could have used a key to help someone get back in their condo when they were locked out. In case of fire or disaster, we realize that the fire department will break down doors. For security we store keys at a location off the premises. Some of you have local contacts who have your keys. We encourage you to provide us with a key or to at least update us with contact information for the person who does have your emergency key. This gets more complicated for us when you have tenants.

We wish you the happiest of holidays and hope that 2017 is a great year for you.

Sincerely,

Lis Lord
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