

Blue Knob Ski & Country Club



December 2023

HELLO OWNERS & GUESTS

Welcome to the BKSCC Newsletter. The Phase 1 Home Owner's Association (HOA) Board of Directors is using this issue to provide event and policy updates for all residents that use units for personal enjoyment and rentals.

Have a story idea for future issues? We'd love to hear from you. Send an email with your feature idea to:

bkscboard@blueknobcondos.com

Roofing Project



Stembogan is currently receiving the metal roof upgrade. The board plans to address Deer Run and Bunny Hop in the spring of 2024.



Fire Suppression Update – Sprinkler Heads



The sprinkler head project has been completed by Clemmers. Your units should have new WHITE sprinkler heads. If you still have the old chrome units, please contact the Phase 1 board.

FIBER INTERNET UPDATE

FIBER INTERNET IS COMING TO THE MOUNTAIN! Brightspeed underwent a reorganization and our past deal was halted.

The Phase 1 board met with the new Brightspeed leadership group along with respective attorneys and negotiated a new deal that will *modernize* the mountain with **lightning-fast** internet speeds for all!

Highlights of the Deal



1. Wifi installs expected to begin February 2024 with the goal of all units completed by the end of June 2024
2. FREE WIFI for one year for ALL unit owners. This will take effect once 50% of units have the new fiber internet installed
3. After 1 year of free wifi, monthly HOA fee will increase only \$31 per month
4. Pricing is locked in for TEN YEARS!!!
5. Brightspeed will remove all Century Link/Brightspeed equipment free of charge

Seller's Checklist

As we strive to ensure Blue Knob is a premium destination resort, it's important to create and maintain standards of care for our property. The board approved a checklist at the December meeting that must be complied with to obtain a resale certificate required to sell your condo unit. The checklist must be complied with effective on **April 1, 2024**.

- Doors must be black (Preferably Sherwin Williams Tricorn black)
- No plumbing leaks and all faulty connections must be replaced
- Locked out fireplaces must be removed or electric fireplace inserts must be installed. Having your fireplaces simply "locked out" is not an option.
- No interior structural changes allowed that have not been board approved
- Board inspects balcony and the HOA replaces subfloor and carpet at sale if necessary, within 6 months after closing

Unit Access

“Murphy’s Law – Anything that can go wrong, will go wrong.”

There are many reasons entry to your unit may be necessary. From improvements such as new sprinkler heads to disaster emergency response, it’s imperative to provide access to your unit.

- You will receive 24-hour notice if entry is required for a communicated upgrade
- Please make sure you provide a key/code to Johnette Keiser or Wayne to ensure your unit is accessible.
- Emergency response may be necessary to mitigate the worst-case scenario



Holiday Decorations!

Outdoor holiday decoration rules are as follows:

- * Decorations permitted 2 weeks prior and 2 weeks after named holidays (Memorial Day, 4th of July, Halloween.)
- Winter holidays (Christmas, Hanukkah, Russian Orthodox, Greek Orthodox) decorations are permitted 4 weeks prior to the holiday and must be removed 2 weeks after.
- Noncompliance will result in fines



BKSCC RULES AND REGULATIONS

1. Damaging Hot Tub - \$300 Plus Labor and Materials
2. Feeding Feral Cats - \$200 Plus Labor
3. Noise Policy – Loud Noises are Prohibited From 9 PM – 8 AM - \$100
4. Trash and Debris Found in Common Areas (This Includes Bulk Dumping) \$100
5. Pets – All pets must be kept on a leash and all pet waste must be cleaned up - \$50

