



Rimfire Lodge Homeowners Association  
PO Box 382  
Snowshoe, WV 26209

March 31, 2016

RE: Rimfire Unit #'s: 217-317-219-319-419-222-322-422-223-323-423-225-325-425-228-328-428-302

Greetings from the Rimfire Lodge Executive Board,

We wanted to take a moment to provide you with an update on the scheduled repairs to the deck of your unit. As you probably are from information shared with all the homeowners, the HOA was forced to switch contractors to continue the Rimfire Lodge deck project in 2015. This resulted in delays during a very limited construction season as well as increased costs. The new contractor has estimated taking between 6 to 7 weeks to repair your deck which is significantly less than the first 34 deck repairs. Some of the decks were out of service for six months.

We are very sorry for the late notice, but we just were able to finalize with the contractor which units and order of construction during a conference call yesterday. The following units are scheduled to be on work order and repaired starting Monday, April 4<sup>th</sup> with a completion date of Friday, May 20<sup>th</sup>: Unit Nos. 217-317-219-319-419-222-322 and 422. The second set of units will include the following and are scheduled to be placed on work order and repaired starting Monday, May 2<sup>nd</sup> with a completion date of Friday, June 10<sup>th</sup>: Unit Nos. 223-323-423-225-325 and 425. The third and final set of units in this phase are scheduled to be placed on work order on Tuesday, May 31<sup>st</sup> with a completion date of June 24<sup>th</sup>: Unit Nos. 228-328-428 and 302. If the units can be returned to service any sooner, they certainly will be. However, this timeline is subject to change due to unforeseen delays and potential items discovered during the demolition process. Weather at Snowshoe Mountain can always be unpredictable even in the spring and summer. We will update you in regards to any potential delays immediately upon notification as well as units being finished early if we are so lucky!

If you are intending to do some renovations to your unit or even stay in your unit during this time period, we ask that you please get in touch with Kevin Wingfield, Rimfire Lodge Property Manager, or Paul Barb, Property Manager Assistant, as soon as you know your plans. Their contact information is at the end of this letter. Without advance notification, we cannot guarantee the unit to be in at least a useable state. This is major reconstruction and there will be construction crews working on your unit. We do not want to impede your plans, but we cannot help you without you helping us.

Enclosed you will find an estimated outline of expenses to your unit. This figure is the engineer's best estimate of costs based on a deck square foot allocation among all 18 decks being repaired in this phase. Upon the conclusion of this work, you will be billed by the association for the defined costs of repairs to your deck. The portion of the work that relates to the shell of the building, defined in the association documents as common element, will be covered by the Homeowner's Association, and the portion that relates to each individual unit including the interiors and the decks will be paid by the owners. As a benefit to the owners, the Association has secured financing to cover the costs of this

project. Any interest charges applied to the HOA for your deck repairs will be billed to the owner. Owners will have the option to pay this final charge up front and avoid continued interest expenses or repay this cost over an extended period of time of up to 60 months at an interest rate of 5.75%, the rate charged by the bank. This rate is subject to change in future months based on the interest terms negotiated with the lender.

If you want to prepay, we can credit you with the construction loan interest to offset that cost. A savings of about \$300 may not seem like much, but it definitely is a savings.

The Board is confident that this project is in the best interest of all owners and will protect the property going forward for many years to come.

Should you have any questions, please do not hesitate to let us know.

With regards,  
Rimfire Lodge Executive Board:

Kevin Elvin – President – Rimfire Lodge Executive Board- SUZandKEV@aol.com

Jim Armbrust – Vice-President – Rimfire Lodge Executive Board- JJA.Rimfire@comcast.net

Amy Aubin – Secretary/Treasurer – Rimfire Lodge Executive Board - AAubin@intrawest.com

CC:

David Fyffe – Seal Engineering – Project Engineer - DaveF@Seal-Eng.com

Kevin Wingfield – Rimfire Lodge Property Manager – kwingfield@snowshoemountain.com (304) 572-5712

Paul Barb –Property Manager Assistant – pbarb@snowshoemountain.com (304) 572-5632

Pam Turner – Snowshoe Mountain Resort Administrator – pturner@snowshoemountain.com

Katie Bright –Rimfire Lodge Accountant – Katie@williamsandassociates.net

Enc.: Phase 4A Schedule.pdf

Phase 4A – Site Plan – Schedule.pdf

Phase 4A - Estimated Costs