



Rimfire Lodge Homeowners Association  
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Snowshoe, WV 26209  
[www.RimfirelodgeatSnowshoe.com](http://www.RimfirelodgeatSnowshoe.com)

November 11, 2017

Dear Rimfire Lodge Homeowners,

Greetings from Snowshoe Mountain where the snow guns are blazing today! I have a few important things to fill you in on about Rimfire right before ski season starts. I will go over the following list so you can zero in on what is important to you:

- We are switching to HDTV in December and if you do not have an HDTV, you will have to upgrade or get a converter box.
- The elevator is out for the North Building, but we hope to have it back in working order by Thanksgiving.
- The Snowshoe Resort Community District (SRCD formerly called the RAD) passed the first hurdle with the county commission.
- The North Building siding painting and repair on the west side is nearing completion and looks great!
- The LED light upgrade is complete and looks so much brighter!
- The ski locker rooms are being redone with wall improvements that you will not see and new rubber flooring!
- The garage not only has a lighting upgrade, but pavement was repaired, the entire garage was resealed and new lines were painted!
- Our board member for the commercial representation has moved on to another career and resigned from the board. Amy Aubin will be greatly missed!

As you can see, a LOT has been going on at Rimfire. You may actually need to take some action in a very short amount of time. For that, I apologize. Please read the section below about HDTV. It could affect your unit renting ability if you do not have the proper equipment. I will discuss each of the above in order.

**HDTV** – CityNet, which is providing phone and internet with free long distance calling, is now providing HDTV. We have tested the wiring by actually running HDTV in a couple of units this summer. Awesome is all I can say about it! However, those of you with old style CRT televisions will no longer receive TV once we make the change without a down converter. This converter will be your responsibility to cover financially. We are estimating it will be between \$30 and \$50 to purchase and install. Another option is

to replace the TV with an HDTV. I cannot promise at this point, but we are trying to work it out for you to ship your new set directly to Snowshoe and have it installed by maintenance. Since everyone on the mountain is working to get ready for ski season, we are not sure that is feasible. We are making a list of those affected and you should be contacted individually soon. If you know you need to upgrade, and can do it soon, please let our building manager, Danielle Pingley, know so we can take you off the list. Her email is included at the end of this letter.

**North Building Elevator** – At the end of the summer, we were informed that the annual test of the elevator failed. Further investigation showed the elevator cylinder had a leak. The elevator was immediately taken out of service. I know it has been an enormous pain for many. I greatly apologize for that. We pushed the elevator company to get this fixed as quickly as possible. The new cylinder is shipping the beginning of next week. Also, next week, they will remove the existing shaft and ready the hole for the new shaft. The week of Thanksgiving, a drilling crew will be in and hopefully get the shaft in place and return the elevator to service. The cost will be between \$75,000.00 and \$130,000.00. We have this in Maintenance Reserves and will NOT be coming to you with a special assessment. Repeating, there will NOT be any additional charge to the homeowners. Granted, this slows us down on our 10 year plan for repairing the building! We do have the funds for this.

**Snowshoe RAD** – The county commissioners approved our petition for the Snowshoe Resort Community Resort District!!!! A lot has to happen in the next three months. On December 5<sup>th</sup>, the county commissioners will vote on our petition again. This is normal. It is giving people a chance to withdraw support in case there were changes to the petition be the commissioners even though there were none. Ninety days after that, we have to have a board elected. We are coming up with a candidate questionnaire and trying to find candidates to run for the three positions. Look at [www.snowshoerad.com](http://www.snowshoerad.com) for updates and more information. There is also a link on our website, [www.rimfirelodgeatsnowshoe.com](http://www.rimfirelodgeatsnowshoe.com) as well. I will try to keep everyone updated on the process as it happens.

**North Building Painting** – It has been a long summer working on replacing and painting siding on the west side of the North Building. We hope to be finished in the next two weeks. For those units with Juliet balconies, (railings outside of the sliding glass doors with no balcony) you will be receiving an assessment. Those railings, similar to the decks, are considered limited common elements and are the financial responsibility of the homeowners even though they are to be repaired by the HOA. The building looks amazingly better. I imagine there will be a few things to touch up in the spring, but the exterior is now sealed to prevent water damage and looks brand new.

**LED Light Upgrade** – The light upgrade is complete and we have applied to get money from the power company. The hallways are now much brighter and safer looking. On the downside, a lot of work is going to be needed in the spring on the interior as the lighting is showing a bit of ugly that you did not see with the dim lighting. We just could not get that done this fall. There is also only so much money too! Oh, we have also already seen a significant reduction in the electric bill! We will continue to monitor that for a while.

**Ski Locker Room Upgrade** – Even though this will not be as significant looking as the work, the lockers have been removed, drywall repaired, vinyl installed behind, and the water proofed to prevent damage

in the future. The significant improvement visually will be the flooring. In the North Building, the holes in the floor are being fixed and both locker rooms are getting a rubber flooring.

**Garage Upgrade** – The garage now looks much better. The LED lighting upgrade has brightened this space up significantly! We also repaired pavement and resealed the entire garage. The lines have been restriped. Snowshoe is in the process of coming up with a part time attendant in the garage this winter to manage the parking and prevent non-guests and non-owners from entering. Hopefully, we will be able to increase the capacity by keeping vehicles between the lines!

**Departing Board Member Amy Aubin** – It is with great sadness that I let you know that long time Rimfire Board Member, Amy Aubin, has left her employment with the commercial owner in the resort. She is moving on to another career in construction management. Amy has been amazing to work with and will be greatly missed. On behalf of the board, I want to say that we owe a huge debt of gratitude for all of her contributions to this board and to Rimfire.

As you can see, a lot is and has been going on at Rimfire since our annual meeting at the beginning of August. We will continue to strive to get Rimfire back to its original grandeur. We have lots of plans and ideas. Ultimately, we very much hope to get the property values back up. It can and will happen! Thank you for your trust and support in your board!

Very sincerely,

The Rimfire HOA Board – Kevin Elvin and Jim Armbrust

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