

Fairway Nine I Condominiums

September 2021 Newsletter



Take Precautions to Prevent Water Damage – Owners please remember fall temperatures can be very cold in Elkhorn. Please be sure all windows and doors are secure before leaving your condominium vacant into the fall season. We ask that all owners **turn off your water mains when you leave for more than 2 days**. Water main valves for each unit have been relocated for easy access commonly found in a bedroom closet. Do not block the valve access by storing personal items in front of valve. Please be aware that management charges \$50 at the request of owners to turn off water valves inadvertently left on. **The individual Owner is responsible for the cost of repairs up to \$25,000 for all water losses resulting from water valves not being turned off.** Full winterization practices should be implemented if you will not be returning before November 1. These simple precautions may save you from substantial damage and loss of condominium use.

Furnace Servicing Information for 2021/22 – The annual furnace servicing is scheduled for October 6, through October 12, 2021. The cost for basic service work is \$110.00 per hour plus materials. Additional charges apply for units with humidifiers or special filters. Owners must contact our office before September 30th either by email or phone to get their condominium on the furnace service listing. **No service requests after September 30th will be accepted.** Please remember, if you do not have your furnace serviced you are responsible for damage to your condominium due to frozen and broken water lines within the unit. You may also be responsible for damage to your neighbors' condominium as well. **If the damage requires an insurance claim, you will be responsible for all repair costs up to deductible amount of \$25,000.** We encourage owners to sign up with the Association recommended service provider; however, you may use any vendor of your choice. Please provide a copy of the service report to management for your file to avoid liability in the event of a water loss. Please email to infoaltinc@cox.net or call 622-8405 or toll free 1-877-722-6626. Please respond immediately if you would like to be included in this program.



Deck Power Washing and Resealing – If you are interested in participating in this year's annual deck refinishing schedule, please contact management immediately. This work will be done this fall as weather allows. **The cost to power wash and apply sealant is \$150.00 per deck.** Sanding and refinishing decks will not be available this year through the management company services. Please contact an independent contractor of your choice to sand and refinish your deck(s).



Pool & Hot Tub Closure – The pool and hot tub will **close for slack on Monday September 20th**. The **hot tub will reopen for winter use on Saturday, November 20th**. The hot tub will remain open from 8:00 a.m. to 10:00 p.m. for the duration of the ski season. We have received complaints about after hours use, noise and area residents other than Fairway Nine owners and guests using the facilities. Please note, if owners and/or tenants share their amenity access cards with area residents, your access to the Fairway Nine Recreational facilities will be turned off until the Board can rule on a potential violation fine applied to your account. Please note, the rec facilities are under electronic video surveillance and resident name and unit number are logged upon each entrance.

During the August 14th Annual Membership Meeting management informed the owners that the 40-year-old recreation facilities have reached the end of their estimated useful life. The facilities are under review for complete capital replacement. More information will be sent to all owners as it becomes available. Nothing has been finalized and this action is being performed by the Board as part of their due diligence.



CONTACT INFORMATION

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