

Fairway Nine I Condominiums

September 2022 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.

Operational Dues Increase – On this quarter's dues statement, owner will see the operational increase in which owners received notice earlier last month. There will be no increase in the capital reserve collections at this time. The operational increase was necessary to cover the increased costs in almost all areas of the budget.

Furnace Servicing Information for 2022/23 – The annual furnace servicing is scheduled to be done in October. Exact date will depend on the number of owners signing up for furnace service work. The cost for basic service work is \$128.00 per hour plus materials. Additional charges apply for units with humidifiers or special filters. Owners must contact management before Tuesday September 20th either by email or phone to get their condominium on the furnace service listing. **No service requests after September 20th 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, the owner will be individually 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 208-622-8405. Please respond immediately if you would like to be included in this program.



Capital Project Status – The exterior painting will conclude for the 2022 season upon the completion of units 4325 through 4333. The painting will resume in the spring 2023. The exterior painting on all eight-plex buildings has been completed. Prior to winter season, the exterior light fixtures and numbers will be installed on all buildings where painting has been done. The deck repairs on the remaining 4 and 5 plex building will continue and all decks are expected to be complete by October 31. If you are interested in having your deck power washed and sealed the cost is \$175 per deck. If you would like your deck sanded and sealed the cost for two decks is \$725 with bench, single deck sanding and sealing is \$385. This work will be done this fall as weather allows.



Pool & Hot Tub Closure – The pool and hot tub will **close for slack on Tuesday September 6th**. The hot tub will reopen for winter use on Saturday, November 19th.



CONTACT INFORMATION

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