

Fairway Nine I Condominiums

September 2023 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. The recommended winter precautions can be found online at <https://FairwayNineAssociation.com> These simple winterizing precautions may save you from substantial damage and loss of condominium use.



Operational Dues Increase – In accordance with prior notification, a 6% Operational Dues increase has been applied to owner's dues statements this quarter. There will be no increase in the capital reserve collections at this time. The operational increase was necessary due to increased costs in several areas of the budget. The budget has been posted online at: <https://FairwayNineAssociation.com>



Furnace Servicing Information for 2023/24 – 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 in 2023/24 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 19th either by email or phone to get their condominium on the furnace service listing. **No service requests after September 19th 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. **Owners with battery operated wall thermostats should replace the battery prior to winter.**

Dryer Vent Cleaning – Dryer Vent cleaning is scheduled to begin on September 5th and will take about 10-12 days to complete. The contractor will need access to all condominiums. They will begin their work at 4301 and move their way down through the project. Your patience and understanding are greatly appreciated.

Pool & Hot Tub Update – The pool and hot tub will **close for slack on Tuesday September 5th**. The hot tub will reopen for winter use on Saturday, November 18th. Owners will soon be receiving a survey in regard to rebuilding the pool, hot tub and building structure. Your Board of Directors would appreciate your feedback as this will help determine the extent of the overall project and potential finished design. You will be receiving additional information in the next few weeks.



CONTACT INFORMATION

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