

**HIGH CHALET CONDOMINIUMS  
HOMEOWNERS ASSOCIATION NEWSLETTER January 2019**



Greetings Fellow Owners,

Happy New Year and wishes for a wonderful 2019!

Photo by Karen Hoblit

As always things are busy up at the complex. We are seeing many more visitors than in past years. We have received many positive reviews from owners and visitors and some good feedback on the work we are doing to modernize our complex. The cold weather brings with it the usual challenges to keep the parking lot clear of snow and to make sure no pipes freeze. We appreciate all the work that Dan and Andy do to keep things running smoothly. If you have any problems around the complex be sure to contact Dan to get them addressed.

Even though it is winter there is work in progress around the complex.

Construction update:

Stairwells: All bids are being considered, so far there are 3, none of which are reasonable in the opinion of the board. The board is looking into further options and most of the work is planned for year 3 of the assessment schedule which begins August 2019. Dan met with a contractor in December to get a specific quote to repair a section of steps in building 3 since they require attention as soon as possible.

Building 5 landings: Repairs and or replacements are on the schedule for January or February, the work should take 2 to 3 weeks. Dan will notify owners about access to their doors during the weeks of the construction. The work must wait until architect drawings are completed and permits pulled with the city codes department. This caused a delay. Dan has had pdf files made of the original blueprints and that will help the architect and save us money on his drawings. Since the work is during what is typically a slow season the board hopes very few owners or guests will be inconvenienced.

Building 5 siding and paint: Hardi siding has been installed on the ends of the building 5 walkways and also on the eaves. Paint was applied to all cedar, hardi, and eaves including the stairwell cedar walls.

Thank you to Dan and his team for all the hard work that they put into this project.

Balconies and patios: Balcony rails have been completed and painted. Patio rails and related trim and inserts will be done as we can schedule it and as the assessment budget allow. We hope to have Dan and Andy continue to do the work at a savings to the complex.

Phone system: Dan worked with Gallaher fire alarm monitors and the phone company to get the fire alarms changed from analog to digital. Once approval was given Harvey made the call to get the old phone lines disconnected which resulted in a major decrease in the complex phone bills. He also did some research and made calls to get other lines that were no longer needed removed from the bill. If

your land line is not working be sure to report it to Dan, all should work without a problem. If you report your line isn't working Dan will call the technician and get your line fixed right away. Be sure to rule out the phone first, some just have the ringer turned off etc...

AC Unit outside connections: Some ac units were tripping breakers and it was determined that it was due to problems with original building connections that needed to be updated to current code. Immediately upon learning this, the board voted to have a licensed electrical contractor update all unit ac connections to meet city codes and inspections to avoid any possible fire hazards. That work has begun at the time of this letter and should be completed by the end of the month.

### **Safety Items:**

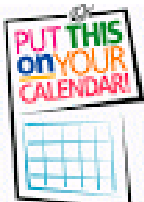
**Stairwell safety:** Over the summer Andy bolted aluminum safety non-skid treads on all steps on one stairwell per building. Also, anti-skid additive was painted on all steps on both stairwells in each building. If you feel the surface of a step with your finger it should feel like heavy grit sand paper and should not be slippery when wet. When there are icy conditions ice melt can be found with scoops in buckets beside the stairs. However, it is best to steer guests to the stairwells with the aluminum non-skid treads for the very best level of safety. Once the major work is done on replacing and/or repairing stairwells we hope to add the non-skid treads to both stairwells in each building. Thanks to Luke Brooks for this suggestion.

**FIREPLACE HAZARD NOTICE:** All owners must make sure there is no access to their fire place if it does not have an electric fireplace insert installed in it. The doors or screens must be secured or locked to keep anyone from using it. Fireplace accessories should be removed in order to avoid any misunderstandings since some may see a fireplace tool set or grate or bucket as an indicator that the fire place is functional. It is the owner's responsibility to let family, friends or renters know the fireplaces are not for use. Some have posted a small sticker or sign that warns against lighting fires in the fireplace or else noted it in their rental agreements. There have been several instances where guests have unknowingly lit a fire and we have been lucky no one has been hurt or killed and no major damage has been done!

**Water pipes:** Please be sure to keep your heat set on at least 55 and turn your water off (or have Dan do so) when your unit is empty to prevent water pipes from freezing this winter. We have had icy conditions and will most likely have more before spring arrives.

Dan needs keys or door codes to be able to check your unit thermostats, pipes, and fireplaces this winter. It is the rules according to the by laws that all owners must provide the HOA with access information for emergency access or safety type access. Dan will normally contact you when he needs to go into your unit for anything unless it is urgent and you cannot be reached immediately.

Last but not least save the date:



**Annual Homeowners Meeting  
May 4, 2019 9am  
Ober Gatlinburg**

**HOA Board Elections:** Please plan to come vote for board members, discuss business at hand and to meet your neighbors! Three board members' terms expire this year, Dale Kennedy, Harvey Ryals and Rick Freeman. You should find a nomination form mailed (US mail) with this newsletter. If you can be an asset to the board and would like to run, please send in your nomination form and mail it with your regime fee or fax it to K&D CPA at 865-381-1302 by Friday March 8. Those nominations received by that date will be forwarded to owners for their information and consideration in the March regular cpa mailing. Proxy forms will also be provided in the March mailing if you cannot attend the meeting and want to mail in your votes after you have had a chance to look at the nominations. All proxy votes must be received by the CPA with your regime fee or else faxed to the cpa by April 19<sup>th</sup>.

Sincerely,

Board of Directors

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