

White Pine Lodge Fall 2011 Newsletter

Greetings from the mountain! With ski season just around the corner I wanted to take a few moments to let you know the latest news from the White Pine Lodge HOA.

After a few small storms, the mountain is starting to get in shape for skiing.

- Schweitzer's crews are busy making snow on the runs and there's about three inches of natural snow in the village so far.
- Schweitzer's new zip line will be open this season, as well as the tubing hill.
- A new heated walkway between the White Pine Lodge and the Lakeview Lodge building promises to keep us all upright this year.
- Schweitzer installed new carpet in the Lakeview Lodge.
- Overview – The White Pine Lodge is in great shape! Our cost-cutting measures are working well and overall the HOA is on budget for the year. Our reserve account continues to grow as forecast.

New Owner Services Liason – Schweitzer announced that Theresa Lunde will be taking over rental pool owner services for the White Pine Lodge. You can reach Theresa directly by calling 208-263-9555 extension 2302.

Annual Maintenance/Cleaning Contract – As many of you know, the Board of Directors put some of the White Pine Lodge services out to bid this summer to ensure the owners are receiving competitive value. At the most recent Board of Directors meeting on October 28, 2011, the Board compared bids and awarded the maintenance and cleaning contract to Schweitzer Mountain Resort (SMR). SMR will also handle snow removal, security, and front desk services for the Lodge and agreed to keep pricing for these three services at 2011 levels. Although we will incur a price increase for maintenance and cleaning services in 2012, SMR agreed to “lock” the pricing through the end of 2013 if the HOA renews the contract at the end of 2012. The new contract includes the same level of service we received in 2011.

Interior Painting – The time has come for the interior walls of the Lodge to be painted. The original paint, nearly 10 years old, has been patched and touched up to the point where the quality of the finish was below Lodge standards. The hallways and lobbies on all floors will be getting a fresh coat of paint during November.

Improvements and Maintenance – We've also been completing numerous maintenance and improvement projects. Here's just a few highlights:

- Attic insulation – we added additional insulation in an effort to prevent pipe freeze-ups in the 5th floor units. We're also expecting to see reduced heating costs as a benefit.
- Hot tubs – we replaced the broken and missing tiles from the tubs.

White Pine Lodge Fall 2011 Newsletter

- Parking garage elevator lobbies have been upgraded with painted floors, bumper rails for bell carts, and new White Pine Lodge logos and additional signage (see photo above).
- We painted the floor of the owner ski locker room on parking level A and replaced the light switches with timers to save energy.
- In-Room AC Units – In the past SMR has entered owner rooms and removed the portable air conditioning units for storage. However, this is not a service that the HOA pays for. SMR will continue to provide this service to owners participating in the rental pool. Non rental pool owners are welcome to store their AC units in the maintenance storage room on parking level B.

New and Improved Gym – You'll see some new equipment in the White Pine gym this season. Roger Bosley donated a Vasa Ergometer swim trainer machine, an anonymous owner donated a gym-quality Tectrix stair climber, and we're also adding a small rack of freeweights. In addition, you'll see a new flatscreen TV installed to replace the aging tube TV currently in use.

Web Site – The White Pine Lodge website is up and running. Owners now have access to meeting schedules, By-Laws/CC&Rs, an approved vendor list, and contact numbers for maintenance or other issues. If you haven't been there yet, check it out... <http://www.schweitzerwhitepinelodge.com/>. Please let me know if you have any suggestions for content on the site. It's a work in progress.

Ice Machines – The ice machines on each floor will be getting catch basins installed at the floor level to prevent flooding should a component fail. This spring, the ice machine on the 5th floor failed and flooded the adjoining unit and the 4th floor laundry room. The laundry room ceiling had to be completely replaced on the 4th floor as a result.

Pet Policy – As a friendly reminder, HOA policy limits pets in the building to owners only. Please let your guests and/or renters know that pets are not allowed during their stay at the White Pine Lodge.

Pilot Lights – As part of the annual maintenance contract, owners are reminded that SMR has permission to enter units for heating issues. This includes both lighting and turning off pilot lights in fireplaces at the beginning and end of the winter season. SMR will be performing this task soon.

Carpet Cleaning Machine – White Pine Lodge property manager Tom Curtiss suggested, and the Board agreed that we purchase a carpet cleaning machine for the building as a long-term cost-saving measure. The machine will be used by SMR to clean the carpets in the common areas when needed and will also be available to all owners who wish to clean the carpets in their units.

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Finally, I'd like to thank the Board members and property manager for a job well done. If you see these guys, please thank them for their contribution to keeping the White Pine Lodge the premier destination at Schweitzer Mountain Resort.

- Roger Bosley
- Tom Chasse
- Paul Pimentel
- Randy Johnson
- Tom Curtiss

Please don't hesitate to contact me or Tom Curtiss (208-255-1645 / tcurtiss@sandpoint.net) if you need more information.

Can't wait to see you all up on the mountain! Until then,

Best regards,

Kyle Garrett
801-232-1945
Kyle@AviationSchoolsOnline.com

P.S. – pray for snow!

P.P.S. – We're missing email addresses for the following units: 212, 310, 506. If you know the owners could you please pass along an email address? Thanks!