



KILLINGTON GATEWAY II

NEWSLETTER

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Kuddos

AUGUST 2023

POOL PARTY

The pool will be closed for the season September 25th. Weather permitting, we are planning a pot luck barbecue for Sunday the 24th. The HOA will provide the grill, hot dogs, condiments and paper goods. Other items to share as you choose. Please bring your own drinks.

UPCOMING PROJECTS

- **Tennis court fencing**

You may have noticed that some of the fencing that had fallen down over the winter has been removed. The remainder of the fence was taken down as well as it is not in good/safe condition. The Board is considering options going forward. We are currently getting updated quotes for fencing and resurfacing. A survey will be emailed to owners as we look for input.

- **Deck staining and maintenance**

The plan is to schedule 8 decks yearly for staining and repair so that everyone's will eventually be on a 4 year rotation. This should begin sometime this September. Units 1,5,9,13,17, 21 (2 decks) and 25 are scheduled for this first round.

- **Fireplace Cleaning**

The HOA has the fireplaces cleaned every 2 years as required by state law. We have scheduled it for late summer/early fall. Please note that while the HOA pays for the cleaning, any parts that may be needed are at owner's expense. Notification will be sent once a specific date is confirmed. Our property manager will need access to all units. Please know that we have secured a lower bulk rate for these cleanings. It is imperative that our property manager has any needed combination or key to each unit. Should our propane company be unable to access your unit and need to come back any additional cost may be assessed to you.

- Replacement of the cement walkway out front as well as the patio area postponed until next spring.
- Insulation of attic is on hold until roof repairs are completed.

Upcoming Board Info/Meeting Schedule for 2023

The meeting agenda for the Oct. 7th meeting will be sent out in early September. We encourage owner participation, and please note that there continues to be a vacancy on the Board. We encourage owners to join the Board! If you have any questions about what is involved please reach out to any of the current Board members.

We would like to hold the Annual Meeting in the game room, as was the tradition prior to COVID. Please join us there, as coffee and refreshments will be served. If you are not available to join us in person please attend by phone.

Dial in number 1-605-475-3220 Access Code 538-3220

Date	Time	
October 7	10:00 am	Board Meeting
	11:00 am	Annual Meeting

Our website – www.killingtongateway2.com

As most everyone is now aware meeting minutes, agendas and newsletters will be put on the website when completed instead of being sent out by email. We welcome any ideas to enhance the website.

Reminders

We would like to bring to your attention the following:

Emergency Condo Repairs

Please note that while our property manager will enter a unit in an emergency and address the issue that is causing damage to another unit, the HOA is not responsible for the cost of repairs unless damage is caused by a common element such as shared pipes etc... Owners will be billed directly by the property manager. Please know that while every effort will be made to contact owners prior to entry, depending on the nature of the emergency this may not always be the case

Complaints/Concerns

If you have a concern or complaint, please contact our Property Manager who will address the issue accordingly. As per condo rules, if this does not resolve the issue you should then contact the BOD in writing. We can only respond to and address complaints and concerns of which we are made aware.

Contacts

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Board Members

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This year's pot of flowers, bigger than last year! Gardens are looking super. All that rain has been good for something.