



**KILLINGTON GATEWAY II**  
**NEWSLETTER**  
**DECEMBER 2023**

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*Some pictures from our pool closing BBQ. It was a fun time getting to know owners. Thinking of doing it again in June as a "Pool Opening BBQ"*

### *Completed Projects*

- Fireplace cleanings were completed just prior to the annual meeting
- Roof work including panel replacement and insulation above unit 23

### *Upcoming Projects*

- Replacement of the cement walkway out front as well as the patio area
- Repairs to the fencing around the tennis courts
- Compliance with Fire Marshall request (balconies, sprinkler system, or fire lane). We are awaiting a 2<sup>nd</sup> quote for a sprinkler system and a report from the structural engineer about balconies
- New basement heater

### *New Owners*

- We would like to welcome the new owners of unit 24, Abdulla Gozalov and family. It was nice to meet Abdulla, his wife and children at the BBQ this past fall. I know they are looking forward to skiing this winter like most of us!

## *Board Meeting Schedule for 2024*

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

Date	Time	
January 8	6:30pm	
April 8	6:30pm	
July 8	6:30pm	
October 2	10:00am	Board Meeting
	11:00am	Annual Owner's Meeting

## *Our website*

- Check it out @ ***killingtongateway2.com***, where you will find important documents; such as the condominium rules, bylaws, past newsletters, Board meeting minutes and agendas

## *Reminders*

- We would like to bring to your attention the following:

### **Dumpster Use**

These tires were recently left beside the dumpster. The HOA had to pay \$64.00 to have them taken to the dump. Please note that only household garbage can be placed in the dumpsters. Nothing should be placed outside the dumpster. Cassella will **not** pick up tires or anything left outside the dumpster itself.



## **Quiet Hours**

Reminder to all homeowners that quiet hours begin at 10:00 PM and end at 6:00 AM. Signs have been posted as a reminder to incoming renters. This aligns with Town of Mendon law.

If homeowners experience loud noises after 10:30 PM, ask the homeowner/renter to quiet down. If the noise continues you have the option to call the police. It is important for everyone to respect other homeowners by adhering to the quiet hour rules.

We respectfully ask that all owners who do short term rentals please advise renters accordingly.

## **Winter is Here**

Please be aware that while our property management company does shovel and sand walkways and steps, there may be times when it is otherwise needed. There are buckets of icemelt by each entry for owners to use. There are also some shovels for owners and guests to use. We ask that they be returned after use. Some owners have their own shovels, which is a great idea.

We ask that owners and guests be aware of when the plow comes so you can then move your car so that they can complete the plowing. They tend to come in the morning and sometimes throughout the day depending on the snowfall. There must be at least 2" of snow for them to plow.

## **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 when we are made aware of an issue.

## *Contacts*

MJC Property Services

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Board Members

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