



**KILLINGTON GATEWAY II**  
**NEWSLETTER**  
**SEPTEMBER 2024**

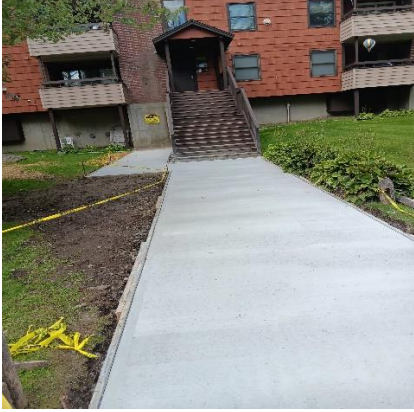
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### *Project Updates:*

**Deck Staining:** The remainder of the decks that need restaining should be completed this September. As many know last summer about 7 decks were restained by our property manager, several were restained by owners.

**Patio and walkway:** The patio has been replaced with new cement (see photo above). The company doing the work was able to straighten out the retaining wall so it did not have to be replaced. Work was done to improve drainage which recently had allowed water to enter the building and causing damage we needed to address. As I write this, cement is being poured for the new walkway (see photo above). A new door from the game room to the patio has been ordered to replace the door that is rotting and has allowed water to enter the game room.

**Gable ends/balconies:** Work will be starting this week to rebuild the gable ends of the building that are part of units 24 and 21. This is meant to correct a structural situation that has caused leaking and subsequent damage to both units over the years.

### ***Fire Safety Project:***

At the BOD meeting this past July, the decision was made to install a sprinkler system to comply with the Vt. Fire Marshalls order. The Board has since decided

to apply for a loan to cover the cost as opposed to assessing each owner for their full share. Owners will have the opportunity to pay their allocated share in total instead of having to pay toward the loan via quarterly dues. The Board has been in discussion as to the term of the loan, the amount of the loan, and what to include in the loan. In addition to the fire sprinkler system the BOD is considering the cost to repave the roadway (½ paid by building #1) and lower driveway as well as replacement of our propane gas line (required by the propane company). A special meeting will soon be called to vote on the loan amount.

*Propane:*

As many know we recently switched our propane provider to Dead River. We were able to negotiate a price of \$1.87 per gallon for the HOA and owners. By now owners should have been contacted by them to set up a contract for service.

*Reminders:*

- The pool will close on September 8th. Hope you were able to enjoy it this summer.
- A bear has been spotted on several occasions over the summer. Paw prints were also noted on the dumpster, so we should all be making sure it is shut properly. Also be aware of where you step when walking on the lawn. Just want to make everyone aware as there has been an uptick in bear sightings in the area. Pictures and videos are constantly posted on the Killington Locals Facebook page.

*Board Meeting Schedule:*

<u>Date</u>	<u>Time</u>	<u>Meeting</u>
October 12, 2024	10:00 AM	Board Meeting
October 12, 2024	11:00 AM	Annual Homeowner Meeting

Information regarding upcoming BOD openings and the process for joining the Board will be forthcoming. We ask that you give some consideration to joining. If you have any questions about this please contact any of the Board members.

The Zoom link for the meeting will be provided with the agenda, which will be sent out to owners at the end of the month.

There will also be a gathering of owners in the game room to participate as a group. Coffee and refreshments as well. It is a great time to meet other owners.

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