



Killington Gateway II

Newsletter

July 2021

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Fourth of July fireworks

While the weather seemed to hamper some of the firework celebrations, I think most everyone was happy to enjoy the holiday without all the covid restrictions of last year. Just being able to get together with family and friends was huge. Hope everyone is enjoying their summer. Joan

Project Updates

The pool shed has a new roof, trees have been removed to protect it, bug zappers have been installed, the cement surrounding the pool has been powerwashed.

The tennis courts have been power washed.

The parking lots were swept clean of all the sand and pebbles that have accumulated over the past 2 winters.

The shed has been repainted.

The painting of the rails on the back walkway is almost complete.

The shakes on the back of the building near the walkway have been replaced.

Upcoming Projects

Roof repair is scheduled for late fall, in order to prevent the problems of leaking that occurred last winter.

The cement walkway out front, as well as the patio area off the gameroom are slated to be redone in the upcoming months.

Efforts continue to improve basement dampness.

Repairs to the fencing around the tennis courts should be completed soon.

Upcoming Board Meeting Schedule:

Date	Time	Dial In Number
Meeting		
October 2, 2021	8:30 AM	Dial in: 1-605-475-3220 access code: 538128
Board Meeting		
October 2, 2021	10:00 AM	Dial in: 1-605-475-3220 access code: 538128
Annual Homeowner Meeting		

New website

Thanks to the efforts of Dante Blasi, a student at UVM and his father Michael we now have a new website! Check it out @ killingtongateway2.com , where you will find important documents such as the condominium rules, bylaws, past newsletters, board meeting minutes, financials, as well as photos. Please contact the Board for the password to access the protected pages. I want to give a shout out to the Germonds, former owners for many years. Caroline and her husband set up the original website.

Upcoming board meeting and elections

Just a reminder that the annual board meeting is scheduled for October 12th. This meeting is most important as we will be voting on the budget for the upcoming year. Also we have a board position open. If you are interested please contact Lois Tupay for procedural info. Information about the budget and those who are running for office will be included in September's newsletter.

Reminders

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

TKG

The Killington Group is our management company. As per condominium rules we ask that you please contact them with first with concerns, needs, problems and/or questions within individual units that may require HOA attention. While you can certainly cc the board, we ask that you do not contact individual board members. TKG will attempt to rectify the issue and contact the board as needed.

PET POLICY (as per condominium rules)

Pets:

15. The purpose of this Pet Policy is to establish reasonable requirements for the keeping of domesticated, household pets, in order to provide a safe and sanitary environment for Killington Gateway II unit owners, non-unit owners, and the general public

General:

- Unit owners may keep domesticated household pets
- Non-unit owners (i.e. renters or guests) may NOT keep any household pets for the duration of their rental period or stay. For clarity, this applies to both short-term and/or long-term renters or guests
- The Board will make reasonable accommodation to this Pet Policy for non-unit owners on a case-by-case basis in order to comply with the Fair Housing Act (FHA) and/or the Americans with Disabilities Act (ADA)

- A unit owner must inform the Board of any non-unit owner that requires an ADA service animal to be domiciled at the unit owner's residence BEFORE the non-unit owner's rental period or stay

Unit Owner Responsibility

- Unit owners are responsible for any damage or injury caused by their own household pet(s) or an ADA service animal of a non-unit owner domiciled in the owner's unit

- Any household pet or ADA service animal that inflicts injury or causes harm to any unit owner or non-unit owner must be removed from Killington Gateway II immediately and the incident must be reported to the Board and the local Police Department by the unit owner

- **The Board may choose to permanently ban the household pet or ADA service animal from the property and the unit owner shall have the right to appeal the Board's decision**

- The unit owner shall be responsible for any costs associated with removing the household pet or ADA service animal from the property

- Unit owners must ensure that their household pets and/or non-unit owners ADA service animal(s) are up to date with all required vaccinations and/or inoculations

Welcome New Owners

Kathryn Gregory...unit 8

Kuddos

Dante Blasi for developing our new website...looks great

Paul Tupay for power washing the shed...made my painting job so much easier

Loon Bauer for her continued work in the garden

Contacts

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