



Killington Gateway II Newsletter

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May / June 2021



This little cutie was spotted at a friend's house near the Killington Access Road. There were many sightings of bears and/or cubs this past month. A mom and cub were often seen crossing this same road. Seems like more this year than past. While they are fun to watch from a safe distance, we still need to be cautious. Happy Spring! *Joan*

Project Updates

Comcast was here recently replacing cable boxes, thus providing everyone with HDTV. TKG worked with them to ensure safe access to unoccupied units. Everyone should now be enjoying the benefits of HD.

Work was completed late last month to improve drainage around the building including a new sump pump, drainpipes and stonework.

Carpet cleaning in the hallways was recently completed.

Upcoming Projects

The pool is scheduled to be open mid-June. The pool shed roof is currently being replaced. Its replacement is a shared cost with building #1, as is pool maintenance. Bug zappers are scheduled to be installed as well.

TKG is in the process of securing quotes for paving of the upper parking lot, including replacement of the wooden curbs, as well as the pavement in front of the building.

Shakes on rear of building outside unit 7 and above the roof on the front porch should be completed this summer.

Proctor Gas

We were recently given notice by Proctor Gas (PG) that they will no longer be able to provide us with gas or service our heaters. We are not the only condo association effected by this change. Due to current state regulations, they no longer will work with large contracts. Steve Lydon has worked diligently to acquire a new provider, Keyser Energy. Our contract ends at the end of June and PG assures us they will work with Keyser Energy to ensure a smooth transition, which is scheduled to take place by months end. More info will be emailed to owners once the transition is complete.

Upcoming Board Meeting Schedule:

Date	Time	Dial In Number
July 12, 2021 Board Meeting	6:30 PM	Dial in: 1-605-475-3220 access code: 538128
October 2, 2021 Board Meeting	8:30 AM	Dial in: 1-605-475-3220 access code: 538128
October 2, 2021 Annual Homeowner Meeting	10:00 AM	Dial in: 1-605-475-3220 access code: 538128

Condominium Rules

This past winter Lois and I worked to review and update the Condominium Rules as they have not been revised since 2012. Attached is a Draft only of what the board is considering. While the rules remain the same, we tried to provide some clarification. They are provided here for your review, comments, and questions. Please email them only to me at jjlamarca@outlook.com and I will relay them to the board. Thanks



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.

DUMPSTER



TKG recently sent out an email to owners as we continue to have problems with dumpster usage. We ask that renters be made aware of condo rules. THIS WILL ATTRACT BEARS. To reiterate:

- All household garbage should be placed **inside** the dumpster
- No garbage, furniture or construction debris should be placed outside the dumpster
- Please make sure to close and latch the door
- The dumpster is for household garbage ONLY. It is not meant for disposal of furniture and construction debris

Welcome New Owners

Jose and Audri Cidunit 15

Pavel Santos.....unit 14

Kuddos

Steve L. for his work in obtaining various quotes and negotiating a contract for propane with Keyser Energy

Michael B. for his work with Comcast to provide HD services

Loon B. ...The flower beds are looking nice

Contacts

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