



# Killington Gateway II Newsletter

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# November Newsletter 2022



*Happy to start this letter with a picture of snowmaking on Superstar as Killington prepares for the World Cup later this month. I apologize for not keeping up with the newsletters and dropping the ball last winter. Hoping to get back on track. Joan*

## *Project Updates*

Unfortunately, roof work scheduled for this fall has been delayed until spring/summer due to lack of availability of contractors to assess the work and commit to moving forward with what needs to be done.

In the upcoming weeks a lock will be installed on the lower door entrance near the laundry room. The code needed for entry will remain the same until sometime in January when we will be changing the code for all the doors for security reasons as it has been the same code for well over 10 years.

## *Game Room*

In our efforts to upgrade the game room, some exercise equipment has been added to the area just left of the fireplace. While the equipment will be wiped down during the room's weekly cleaning, I would suggest that anyone using the equipment should do so, as well.

A newer, slightly larger TV has been added to the room. There is also a ROKU device available for accessing **your** various streaming apps by logging in with **your** own username/password for Netflix, Hulu, etc as there is no cable connection. Please remember to logout of **your** apps when you're done streaming.

We have started a "Take a Book-Leave a Book" collection for those looking to cozy up by the fire while here. We would love to add some of those great books you no longer want, so others might enjoy.

There is also a small, but growing collection of board games behind the bar for everyone's use. We ask that they be returned to the game room after use. As with the books, we welcome any donations.

## *Upcoming Projects*

*Please note that some continued delays have resulted from cost and supply chain issues, as well as availability of contractors to do the work. Both MJC (our management company) and our Board members continue to work on these efforts.*

- Replacement of the cement walkway out front as well as the patio area
- Upper parking lot paving
- Insulation of attic
- Pool repairs
- Repairs to the fencing around the tennis courts
- Deck maintenance

## *Upcoming Board Meeting Schedule for 2023*

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

<u>Date</u>	<u>Time</u>
<b>January 10</b>	<b>6:30pm</b>
<b>April 11</b>	<b>6:30pm</b>
<b>July 11</b>	<b>6:30pm</b>
<b>October 3</b>	<b>9:00am Board Meeting</b> <b>10:00am Annual Owner's Meeting</b>

It was nice to see an increase in owners who participated in the annual meeting. A small group actually met in the game room. It was nice to meet these owners. Pre-Covid there was always a gathering of owners in the game room for this meeting. We encourage all owners to join us and take part in the process and have your voice heard. We would also encourage owners to give some thought to becoming a Board member as there are openings every year. Feel free to reach out to any of us to learn more.

### *Our website*

Check it out @ [killingtongateway2.com](http://killingtongateway2.com) , where you will find important documents such as the condominium rules, bylaws, past newsletters, board meeting minutes and hopefully soon some photos.

### *Reminders*

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

**SHOVELING:** MJC (Mike Coppinger) is our property management company and will sand and shovel walkways and steps throughout the winter; however, if you were not aware there is a bucket of salt and shovels at each door. These are available for use in case you are leaving earlier than the arrival of MJC and need to dig your way out. We ask that you please return the shovels. Every winter it

seems some just walk away. It is suggested each homeowner purchase their own shovel to dig their car out after a snowfall.

**CONTACT:** As per condominium rules we ask that you please contact MJC 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. MJC will attempt to rectify the issue and contact the Board as needed.

**PET POLICY:** Reminder that dogs need to be on a leash **at all times** when out of your unit. Owners are responsible for cleanup of dog waste. Dogs should not be let out the doors unleashed to relieve themselves or otherwise be allowed to roam freely. Please review the full pet policy in the condo rules.

*Kuddos*

A shout out to Loon Bauer for her continued efforts in maintaining the flower garden. Thank you for your donation of this lovely planter that graced the front steps.



*Welcome New Owners*

Unit 9 Gareth Embley and Cathy Kim Vu

Unit 23 Smith Donelon

Unit 20 Bill Murray

*Contacts*

MJC Property Services

[Mike@mjcpropertyservices.com](mailto:Mike@mjcpropertyservices.com)

Board Members

President, Lois Tupay [ltup@optonline.net](mailto:ltup@optonline.net)

VP, Michael Blasi [michael\\_blasi@hotmail.com](mailto:michael_blasi@hotmail.com)

VP, Steve Lydon [stevelydonvt@gmail.com](mailto:stevelydonvt@gmail.com)

Treasurer, John Lydon [john@nycviewsrealty.com](mailto:john@nycviewsrealty.com)

Secretary, Joan Lamarca [jjlamarca@outlook.com](mailto:jjlamarca@outlook.com)

Just had to add this photo from the other day. Best rainbow I have ever seen. Had to pull over to sit and enjoy a bit. The colors were so vibrant. I'm afraid the picture doesn't do it justice.



If anyone has pictures or other info they would like shared please send it to me!!!!