

Dear Homeowners,

After surviving the early snow storm on Oct 29<sup>th</sup>, we focused on preparing LR for the winter season. All trucks, plows, blowers and other equipment are being inspected and maintained for proper operation. Ski lifts, snow guns, snow cat, snow making water pump and the lift control panel are also being inspected, and all necessary maintenance is being done accordingly for a safe and smooth ski operation. In the mean time as the Board directed, we are proceeding with investigating emergency standby generator options for the West Lodge. RFPs have been prepared and sent to four contractors. We asked for proposals for three generators types -Caterpillar, Kohler and Cummins -brand names for a diesel and gas fired engines. If the Board and the homeowners approve this project, we will have two options. A- Full load capacity generator (around 125Kw) or B-Reduced capacity (around 100kW) generator With reduced capacity the pool, gym and two indoor tennis courts lighting would not be included.

It is important to mention that the average lead time for this size of generator is approximately 12 weeks (based on the contractors' and the manufacturers' representative's statements). This tells us that even though some homeowners want to see this project done as quickly as possible (this winter), it may not be possible. As I mentioned, it is our priority now to investigate all our options.

We have almost completed one more successful year. So far, all financial reports and project accomplishments are in support of this conclusion. More updates will follow in my next month's report and at the January Homeowners Meeting, but for now I would like to give you a quick overview:

Our total budget numbers are still very close to 2005 budget numbers, even lower in some areas. In 2005, the total electric consumption was 830,424kWh. It looks like will be no more than 450,000kWh this year. This is a 50% reduction just in electric usage at the common buildings. The saving's calculation is simple to make!! In almost every each area, LR has become much more efficient with its operations. Our reserve account is higher in comparison to the previous years. Now we have a slowly growing reserve in the budget. This is also one way to see how healthy LR's financial operation is. I believe this will continue as long as we continue to maintain our financial discipline, follow the Reserve Study recommendations and keep all LR infrastructures maintained and upgraded on a regular schedule.

There are many other reasons and hard work behind this success, but I should say that your support is the most important one. As you know, the most important asset to any organization is its staff members. Although this also true that for homeowners associations, having a strong and effective Board and Committees are two most important and crucial elements to its success. LR has been very fortunate to have extremely caring and professional volunteers giving a tremendous time and energy for making LR a better place to live for us and future generations. Your encouragement is very important. Please continue to support your volunteers or get involved at the committee or the board level to assist us in reaching LR's short and long term plans.

Now, let me summarize what happened at LR in November:

**The roofing project** is continuing in the unit # 360 area. 35 units have been completed and 15 units remain to complete the project for this year. We will try to finish it all in this month depending on the weather. If not, it will be completed in the spring.

**Exterior carpentry work** has slowed down, but work after the roofers is continuing.

**West Lodge HVAC project** is almost complete. Air flow balancing for the building will take place soon. Please be informed that now we have **four zones** in the building which are completely computerized. With this new system we are also bringing fresh air into the building as well. Hopefully next year we can have a full computerized energy management system in which the HVAC system can be monitored and

controlled from the computer. This will yield more savings in the energy consumption for the West Lodge.

**West Lodge and the East Lodge kitchen renovation projects** are underway. The equipment has been purchased; work will take place in January. There will be some modification in both kitchens and provide a completely new look for us.

**Two of the five swing doors** will be replaced with a window panels at the far end of the indoor pool. This will reduce the air leak problem from to outside to inside or vice versa.

**Chimney and Dryer vent inspections** and maintenance are scheduled to complete this month. We do inspect all the chimneys and 100 dryer vents annually.

**All building gutters and roof cleaning work** have been completed.

**Stable electric sub panel and shelter projects** are underway.

**Upper Platform Tennis Court** surface heating system project is complete.

**Video conference system** for the board and the committee meetings is in process.

**Updated LR Rec Rules** have been incorporated with LR rules and regulations and posted on the website.

**LR Emergency Action Plan** has been finalized and sent to the unit owners. LR Emergency Action Management structure (organizational chart) has also been developed for the employees.

**LR Financial Auditing** has been completed by the auditors. The report will be posted on the website soon.

**LR Committee Guidelines** are being reviewed by the Board. It will be posted on the website after the Board approval.

Note: Please follow the LR winterization procedures if you plan to be away for an extended period of time. Make sure the fire place damper is open before you use the fireplace! Be reminded **that fire places** are **not** designed for home heating. All winter safety requirements or recommendations are available at the office. Please call or email to us if you have any question or concern.

I wish you all my best. Have a wonderful holiday season!

Thank you