

Alpine Village

Winter 2020
Newsletter

Property Management: We are pleased to have welcomed John MacDonald of MacDonald Property Management to Alpine Village in November! His contact info is:

Cell: 603-398-5871

Email: john@av03262.com

Website: Please register at the website! www.av03262.com This IS being used for communication so please be sure to register!

IMPORTANT

**SHUT OFF WATER AND
KEEP HEAT ON AT 50°F
WHEN LEAVING THE UNIT**

PARKING: Please park only one vehicle in front of your unit. No one has a reserved space.

Please be considerate of your neighbors in the way you park in front of a building to allow for the maximum number of vehicles. Long term parking of any kind is not allowed.

DO NOT PARK around the circles in the cul-de-sacs. This is a Fire Lane and NEEDS to be left open for emergency vehicles to access the buildings!

All additional vehicles must be parked in the guest parking areas. Guest parking signs have been posted to help identify overflow parking areas in the winter. These areas are:

- Right hand side of Alpine Village Drive as you drive in
- Parking areas not located directly in front of a building on the cul-de-sacs
- Area near the tennis courts.



SNOW REMOVAL: Rob Hiltz is doing your snow plowing and shoveling again this winter. **PLEASE MOVE your vehicles when Rob is plowing in your cul-de-sac.** If you are unable to move your vehicle during the regular snow removal, please DO NOT continue to park in the same spot. Vehicles need to be moved during storms for optimal snow removal.

CAUTION

Due to liability, sand will be placed on walkways when weather conditions warrant.

Continue to be aware of snow and/or ice buildup on roofs. LOOK UP BEFORE ENTERING/EXITING a unit for potential buildup.

Please call John if you observe ANY potential areas of concern.

WOOD BURNING SYSTEMS:

The list of approved units to burn wood is on the [website](#). Verify your unit is on list. There is a letter "W" added on the building indicating the unit has been approved. Reminder that wood cannot be stored in the common area. Please dispose of your ashes properly in the dumpster area. New installations still NEED to have their approval prior to burning. We hope you understand this is a life safety issue. Violators will be fined!

PROPANE SYSTEMS: Units that convert to propane still need to follow all the rules. See the website under [Heat](#) for more details.

ELECTRICAL: Reminder that you are REQUIRED to keep the electric baseboard heaters in your unit and have them set to a minimum of 50°F One or two may be taken out to accommodate the Rinnai heaters, but you cannot heat by gas or K-1 alone.

Fire and Carbon Monoxide Alarms

Many of the hard wired smoke alarms in the units have never been changed, meaning they are well into their thirties! It is recommended that all alarms be changed every seven to ten years, depending on the manufacturer of the alarm unit.

INSURANCE A friendly reminder that all owners are **required** to have their own insurance policies. Please review your insurance policy with your insurance agent. The association has a \$10,000 deductible so make sure you have adequate coverage. The [2019 Master HO-6 Insurance](#) policy has been posted for you to consult.

DUMPSTER AND RECYCLING



The Association contract with Casella has been going well. Thank you for using the recycling containers. Please read the signs for qualified items. Only place household trash in the cans. All construction/renovation and any furniture, mattresses, appliances, TV's etc need to be taken to the [transfer station](#)

[in Lincoln](#) located on Recycle Road just past McDonalds. The posted link also contains a Fee schedule as they charge for many of these items (~\$5-\$10). You may call John if you need help. Do not leave things at the dumpster coral because inevitably everyone will be paying for your item.

LIMITED COMMON AREAS: Please check out the area behind your unit. If you have a garden hose, remove it from the sill cock to allow it to drain so it won't freeze and cause damage to your unit. Do not store grills and lawn furniture against the building or under the roof eaves. Snow and ice will build up around them and run off from the roof will be directed into the building. Also, the ice build-up on the roof may fall on these items, causing damage to them.

Decks are required to be shoveled.

SNOWMOBILES The use of snowmobiles and all off road recreational vehicles is prohibited in the Alpine Village. Leave your snowmobiles on trailers and park them in the overflow parking areas. Do not park them, or anything else, in the center of the cul-de-sacs.

Animals and Pets

Mind your dog at all times. Dogs running at large will be reported to the police. Owners must clean up after their dogs. Fines will be assessed for repeat offenders.



INTERNET- CABLE TV The internet is up and running in all units! If you have difficulties, please contact Spectrum at the numbers below. Seth was able to negotiate three HD set top boxes as part of the current cable contract with Alpine.



Cable Related Issues: 833-697-7328

Internet Related Issues: 855-895-5302

Note: When dealing with the cable company you need your correct E911 address, building #, street (cul-de-sac) name and then unit number.

DUES STATEMENTS You may contact Kathy at kmac6@myfairpoint.net with a valid email address if you want your statements emailed to you.

SHUTTLE SERVICE TO LOON Please call Larry



Hartle of [Pemi Valley Excursions](#) if you are interested at 603-381-6802. Larry is very prompt and dependable!

PLEASE MAKE SURE ALL GUESTS AND TENANTS KNOW AND FOLLOW THE RULES