

January 30, 2023

Dear Homeowner:

WINTER RULES

After a rather mild start to our Winter up in the mountains Mother Nature has returned in force with icy conditions, snowfall and plunging temps. We also have a new weather phenomenon that is becoming the new “norm” and that is a freeze/thaw cycle which is icing roadways and steps at levels we’ve never seen before. Many residents have been asking for awnings to help redirect this icing on their steps and the Board has approved these awnings. We enlisted Anthony and Maria Cook to come up with a “Board Approved” design for these awnings but quickly realized no unit is alike and these awnings would have to be tailored to each individual unit. The awnings are not complex and we are eager to start the approval process but the onus on installing these awnings falls on you. Drawings must be submitted to the Board and approved and Anthony **MUST BE CONSULTED** prior to installation. I imagine the first installations will be the trickiest and the “learning curve” steep but we as a community need to adapt to the changing weather patterns as my guess is this is the new normal. Another adaptation Anthony and The Crew (Terry and Ryan) pitched to me this fall was a new **STEP DESIGN** with open backs and sides so ice, snow and salt is both easier to remove and has a place to drain. These steps are a **VAST** improvement over the last design and cheaper and sturdier as well. One last word of warning... an **ARCTIC FREEZE** is heading our way this next weekend and real temps are slated to drop to -14 degrees and wind chills -35. I just want to highlight the forthcoming paragraph on **HEAT TAPE** for the pipes in your units. The rest of my letter was from last year but the “Winter Rules” are still applicable and we have even more new residents so **PLEASE READ**.

When my wife Maria and I first moved to the Catskills we had a nine foot snow storm. **NINE FEET** no joke. Richie Andersen and our two crew members plowed around the clock and eventually ran out of places to put the snow and homeowners were literally blockaded in their homes for several days. I’m writing to you today to issue a **WINTER WARNING** and reset expectations for several of our new homeowners. The RRVA has both a limited capacity **AND** limited responsibilities in such events. We have two miles plus of parking areas, roads, walkways and obviously steps galore. These are not cleaned and made safe with the wave of a wand and homeowners should be prepared to roll up their sleeves and grab a shovel. This last event my wife and I had to shovel the grass just to clear an area for our dog to do her “business”, that was a first. The following is a list of “suggestions” if you intend to enjoy the winter wonderland in safety and comfort.

#1 CHECK THE WEATHER FORECAST. Call your neighbor, look at the app on your phone or check out the webcams at the local mountains. I’ve been in the office when I’ve heard Wendy tell a homeowner **NOT** to travel to the Run. This is an option people. Not one rabid skiers want to hear but it is an option available to everyone.

#2 WINTER UP YOUR VEHICLE. I mentioned this in one of my earlier letters. Winter in the Catskills means **ALL WHEEL DRIVE** or **4 WHEEL DRIVE**. **SNOW TIRES**. One of my vehicles even has **STUDDED TIRES** for when the going gets tough. Buy a set of **CHAINS** even.

When people are slipping and sliding around the run in front wheel drive vehicles without snow tires it scares me for both the driver's safety and our residents walking with their dogs.

#3 SHOVEL AND SALT. Buy a shovel (metal edged shovels work best for ice) and have a HIGH END bag of salt ready and waiting. We are currently on our FOURTH PALLET of rock salt this year. Funny thing about rock salt it only works down to 5 degrees. When temperatures go below it doesn't work. There are brands of "salt" which work in more extreme temps but buying them by the pallet would cost us nearly 5 times what we pay now and that is not affordable in the least. These are your homes ladies and gentlemen. The crew doesn't rake roofs, shovel porches and may not have gotten to your front steps when you are packing up to leave. In other words BE PREPARED TO LEND A HAND. This coming Friday it is forecast to be -10 degrees. Good time to try out that new salt and shovel.

#4 HEAT TAPE. Have heat tape installed on your pipes. Funny thing about this winter we haven't gotten much snow. The snow actually helps insulate our basements and crawl spaces but with no snow and -10 degree temps those pipes can freeze and burst flooding your unit. We always turn OFF the water when we leave in the winter months just in case.

#5 WINTER WATCH. This service is available to all homeowners and I encourage you to put yourself on the list if you are new to the Catskills or have fled to warmer climates for the winter season. Having someone check on your home during these weather events is never a bad idea.

It's one of my greater concerns that these weather events will be happening with BOTH more regularity AND increased severity. Let's work TOGETHER to keep each other safe during these extreme times.

Yours,

Christopher Cook, President and Flatlander.