

December 14, 2023

Dear Homeowners,

Well we've gotten an early dose of Winter this last week with nearly ten inches of holiday snow. It looks like a Winter Wonderland and I can't contain my excitement that Plattekill opening day is THIS SATURDAY. Of course, with the snow comes the hazards of mountain living. In the past I've rolled out my Winter Words of Wisdom. Since there is nothing "sweeter than a repeater" here it is.

#1 CHECK THE WEATHER FORECAST. Call your neighbor, look at the app on your phone or check out the webcams at the local mountains. It is an option NOT to travel to The Run. It is advice no rabid skier wants to heed but use your discretion.

#2 WINTER UP YOUR VEHICLE. Winter in the Catskills means ALL WHEEL DRIVE or 4 WHEEL DRIVE. SNOW TIRES. One of my vehicles even has STUDED 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. 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 which makes it prohibitive for RRVA to use. 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.

#4 HEAT TAPE. Have heat tape installed on your pipes. Burst pipes happen. Last year we had -35 degree evening that took quite the toll on our community. Close to a dozen units had pipes burst as well as several pipes in our clubhouse which required major repair. Turning OFF your water when you leave is another item that should be on your checklist.

#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.

My next bit of news dovetails nicely with all this talk of ice and snow. I was approached by our staff in a “united front” (Anthony, Maria and Ryan) and asked about our policy regarding railings for homeowners’ steps. In the past this has always been the responsibility of the individual homeowner and required a permit and all the paperwork that entails. Well our staff thinks that is administrative hassle for a job that is not very expensive and they are happy to do. At our Board Meeting this very week the Board agreed and going forward ONE railing will be installed for every set of steps upon homeowner request. As we expect MANY such requests please be patient. Weather permitting our Staff will begin this service effective immediately.

Final note. The ClickPay launch has been slower than expected. David Macklin, Maria and I uncovered a few discrepancies during the launch. We needed to have the Check Scanning Option added to our order and this caused a delay. We are still very excited about this new billing system and will keep you updated as to its final implementation. Many of our “office systems” were not computerized and the fallout is such that Maria is basically doing a MAJOR OVERHAUL of all our internal systems. There will be some “hiccups” during both the implementation of ClickPay and the modernization of our entire office. Again, please be patient as we drag RRVA into the modern era “kicking and screaming”.

Yours,

Christopher Cook, President