



SLEEPING INDIAN HOMEOWNERS ASSOCIATION NEWSLETTER

May
2020

AROUND THE VILLAGE

THE SHOULDER SEASON COMES EARLY

With the snow still flying halfway through March, Jackson Hole Mountain Resort (JHMR) was well on its way to having another historic ski season. Then on March 15th, while many skiers waited with anticipation for yet another epic powder day, it all came to a screeching halt. On Sunday, March 15th, JHMR announced that it would be closing for the remainder of the season, quickly bringing our little village into the new norm of social distancing and self-quarantining.

Following that fateful Sunday, change came rapidly first with restaurants closing then the hotels and then, short-term rental cancellations, Grand Teton & Yellowstone National Park (Parks) closures and finally, a county mandate requiring businesses to close and limiting social gatherings. Now that Spring has arrived, it is starting to feel more like a typical shoulder-season with empty parking lots and no amenities. The only difference is

that this shoulder-season will likely extend well into Summer. JHMR has already announced that the tram will not open this Summer.

On a more positive note word on the street is that the Parks are going to open up again soon with new social distancing restrictions. Sundance Pool & Tennis Club is still planning on opening early Summer, but to be safe please check on the schedule closer to the time due to the uncertainty around the current COVID-19 restrictions.

For those of us who are concerned about the return of short-term rental income as we navigate this crisis, there is some thinking in the travel industry that properties such as Sleeping Indian are well positioned to receive guests when the recovery begins. This is primarily driven by fact that the Sleeping Indian units do not share common areas such



as lobbies, elevators, etc. or common HVAC systems like hotels. Additionally, Sleeping Indian is the ideal property for people seeking a socially distant, drive around National Park, and hike through the Tetons type of vacation.

LETTER FROM THE PRESIDENT

Greetings



As your new president, I look forward to providing you with ongoing transparent communication about what is happening at Sleeping Indian. I hope that this newsletter is the first of many regular communications in the future. I want to extend a special welcome to our new Sleeping Indian owners. We have a great community of owners who share the same interests and hobbies as well as news about the restaurants, happy hours, events, hikes and sights. To our more seasoned owners, please introduce yourselves if you see a new face in the parking lot or on the stairs. Let us all combine efforts to make our community better in all ways.

If you have any questions or concerns, please do not hesitate to reach out to me directly at aaronsturm@gmail.com or our property management administrator, Edye Sauter at esauter@wyom.net.

Sincerely,

Aaron Sturm

Fire Safety First!

Fire is one of the top risks to Sleeping Indian and inspection is a mandatory insurance requirement. Therefore we all need to take the necessary steps to ensure fire safety.

Chimney Sweep - This Spring, Peak Chimney LLC, a Chimney Safety Institute of America Certified Chimney Sweep, began inspecting all fireplaces and cleaning all chimneys. We ask all owners to complete any required repairs identified during these inspections as soon as possible. Failure to abide by this request may result in losing insurance coverage or an increase in our insurance policy. A direct result of this will likely be a significant increase in homeowner's dues.

BBQs - Only propane or electric generated grills are allowed on the premises.

Fireplace Ashes - Please make it abundantly clear to your renters and guests that fireplace coals and ashes need to be placed into a fire-safe can. Proper disposal of these ashes is required. Under no circumstances should hot ashes or coals ever be tossed over the balcony or into the trash.

MAINTENANCE & IMPROVEMENTS

The following is an update on the status of maintenance projects that were discussed during the annual homeowners meeting in January 2020 and since the snow has melted.

Parking Lot Maintenance

Re-sealing and striping of the parking lot will take place this Summer.

Parking Enforcement

A letter was sent to all local property management companies reminding them of Sleeping Indian parking policies. New parking signage will be installed this Spring.

Balcony & Post Inspection

This March Nelson Engineering inspected the balconies and external posts for any structural problems, a report is pending.

Roof Inspection

The roof was inspected by JSR Services in late April, a report is pending.

Sidewalk Concrete Repair

Last Summer's concrete patches on the sidewalk that runs along the parking lot failed and will need to be replaced. An inspection and estimate of work is scheduled for May.

Fence Repair

The buck and rail fence along the Shooting Star property line will be repaired this month.

Chimney Sweeping

Chimney sweeping for vacant units was completed in April. The remaining units will be serviced once quarantine rules are lifted.

Window Cleaning

Cleaning of the exterior windows will be scheduled for this month.

Lawn & Garden Rehab

The Village Gardener will be cleaning up the lawns and gardens this month.

Exterior Painting

An assessment of the building's exterior paint will be scheduled for this month.

Laundry

The broken washing machine was replaced in February.



Got An Idea?

See something that needs repair, or have an idea for an improvement? Let Grand Teton Property Management know and we'll be sure to look into it.

Grand Teton Property Management
HOA Administrator: Edye Sauter
Tel: (307) 733-0205
Email: esauter@wyom.net

RULES & REGS

Requirements for Remodeling

If you are planning on having work done in your unit that requires structural changes (e.g., removing walls) or other changes that impact common areas, such as installing a dryer vent into an exterior wall, please submit your plan to Grand Teton Property Management for Sleeping Indian Board (Board) review and approval. Interior projects such as painting walls and replacing internal doors do not require Board notification or approval.

All submittals should include a description of the planned work with any structural modifications, estimated start and completion dates, contractor's information (if using a contractor), a plan for trash removal, and any other pertinent information. Approval from the Board is required before work begins. Also, please provide copies of any permits needed once they are signed off by the county.



Pet Owner Reminder

We want to remind all owners of the Sleeping Indian Rules and Regulations regarding domestic animals. Dogs must either be leashed or under direct voice control. For safety and protection of your pet and community property, please do not restrain pets to vehicles, posts, trees, or other structures within the property. Pet owners must clean up after their pets and be aware that they are liable for any damage caused by the pet in common areas. Violations of these rules could result in fines. For your convenience we have a Mutt Mitt dispenser located on the outside of the West building trash room. To view a copy of the rules and regulations and other documents, please visit the Grand Teton Property Management website at <http://www.grandtetonpropertymanagement.com/sleeping-indian.html>.

Noise

Noise transfers very easily between units. Sleeping Indian was built in the late 1970s when noise reduction technology in construction was not very advanced. With this in mind, we request that owners take the extra step to be courteous and mindful of their neighbors by being quiet between 8pm and 8am. Please ask your guests to also respect these quiet hours. A little courtesy and common sense will go a long way.

OWNERS MEETING RECAP

2020 Budget & Expenditures

In January 2020 the Sleeping Indian Homeowners voted on and approved the following budget increases for firewood, snow removal, water & sewer, maintenance reserve and a 10% increase in dues for the 2020 year. The increase in dues is needed to build the reserves in anticipation of major expenses like roof replacement in the future.

Board Election Results

On January 15, 2020, during the annual owners meeting board elections took place to fill three open positions. Those running for the seats were Aaron Sturm, John Recchio, Michael Kroposki, Rich Cogburn and Jim Outland. The election results were tabulated, resulting in Aaron Sturm, Rich Cogburn and Jim Outland being elected to terms ending in year 2022. Following the owners meeting, the Board met and named Aaron Sturm as president of the HOA.

Remodeling?

Submit Your Plan

Please submit your remodeling plan for board review via Grand Teton Property Management.

Thank You!

Grand Teton Property Management
HOA Administrator: Edye Sauter
Tel: (307) 733-0205
Email: esauter@wyom.net

Board Members

MEMBER	END OF TERM
RICH COGBURN	2022
KEITH McCATHREN	2021
NIGEL MILNE	2021
JIM OUTLAND	2022
AARON STURM	2022