

The Lodge

A CONDOMINIUM

December 20, 2024

Dear Lodge Owners,

As we wrap up 2024, it has been a year to remember. There are some new faces at The Lodge, and we welcome them to our community!

We made some improvements to the property thanks to Bob Walker's leadership. The center stairwell and deck were completely replaced, and the fence at the back of the concrete pad was eliminated. We also replaced the center stairwell with Trex decking, which is an additional improvement. Eliminating the fence really opened up that part of the building, and we are excited to investigate other improvements in that area.

We replaced the South wall of building 2451, which badly needed repair. Slowly but surely, we are making the necessary improvements and maintaining the buildings.

As we approach 2025, there will be other projects we will undertake. In 2022, we did a five-year budget projection that included an increase in the monthly maintenance fees. It called for an increase of 5%, based on a projected increase by Blue Mountain Owners' Association. The Lodge is one of five districts that make up Blue Mountain. I am pleased to inform you that we are only going to increase the monthly fee by \$10.00 in 2025. You will receive invoices for your 2025 dues by the end of the year.

If you have any questions, please contact me, and I will be happy to discuss any issues you may have.

On behalf of the Board of Directors, I wish each of you a wonderful Holiday Season. I look forward to seeing you in the Spring.

David Brown, President
The Lodge