



Rimfire Lodge Condominium Association, Inc.
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Narrative to supplement newsletter:

New Rimfire web page: Our website www.rimfirelodgeatsnowshoe.com has been given a fresh new look. We will be trying to keep adding things as we go. For the present, we have all of the newsletters and budgets available to the general public. We are working to make the sensitive documents in a secure homeowner login area. At this time, the Documents button, to not be obvious to the general public, is small and in the lower right corner of the orange border at the bottom of the page. We also have weather for Snowshoe. We intend to eventually add a weather station on top of Rimfire and have up to the minute accurate data being broadcast through our web page. Two webcams are going to be installed as well. One will be facing west for the view and the sunsets. The other will be pointed into the Village.

Rimfire Annual HOA Meeting Date: Once again, our meeting date is on the same day as Treasure on the Mountain. This is a great charity and provides literally millions of dollars to those in need in the surrounding areas. Our meeting date is Saturday, August 7th, 2021 at 9:30am. The official first notice will be coming soon, but save the date. We are going to host this meeting on Zoom again this year to be conservative and safe. The budget will come out the beginning of July.

Rimfire Homeowner Facebook Group Page: One of our homeowners has started a group page for Rimfire Homeowners. You can access it by searching for "Rimfire Homeowners at Snowshoe Mountain WV" on Facebook or by visiting this URL: www.facebook.com/groups/rimfirelodgeatshowshoe/. Please click the link to request to join and as soon as you are verified as being a homeowner, you will be admitted in. If you are unsure where to go or how to get there, email Meredith at Meredith@mountainlife.net and she will help you along. There are several admins including Meredith. The board will come up with rules and guidelines to keep the peace. We are actually going to work with the other Village HOA's and have our attorneys put a policy together.

Construction: The pandemic is still slowing things down and increasing the cost of building materials. We have a lot going on and it looks like you will be seeing it active through the summer and into the fall.

- **Roof:** The shingles are on and complete, but wait, there is more!!!! We are still getting the chimneys reworked and adding a significant amount of ventilation to prevent those nasty ice dams from forming and leaking water into the building. Additional insulation is going to be added in the attic as well. The insulation will help keep the attic closer to the outside temperature so the roof does not melt the snow. It will also help the fourth floor units to use less money for heating and air conditioning. Believe it or not, it actually helps the roof decking and structural components stay in better condition.

- **North Building Renovation:** We had projected the renovation for the North Building to be completed by the end of May. Boy, did we miss the mark on that one! I could go on and on with excuses, but I will tell you that a lot of things contributed to the timing. The carpet in the South Building is not holding up or resisting stains the way we had hoped. We changed color schemes. We went with an even better carpet with different patterns. Guess what, it was delayed getting here. New carpet is installed on the third and fourth floors of the North Building, as well as most of the paint. The trim is being added on the fourth floor as I write this novel. The stain color is Varathane Weathered Gray with multiple coats of satin polyurethane. Angle iron is being installed on every corner. The baseboard will be 12" high and the chair rail will be 8" so that every cart in the building will bump baseboard or chair rail. This will help protect the walls from guests, contractors, housekeeping, and anybody else with a cart. The walls and carpet of the first and second floors will be done after GNCC. They always make a mess and we did not want to be working on that while they are here. Back to excuses, even the lights we are installing next to the doors are delayed shipping until the end of June. As soon as we receive those, we will get them up as quickly as possible to add the additional light to the hallway. The reason the North Building is being completed first stems from the damage from the sprinkler leak that occurred at the beginning of November, 2020. Instead of replacing the same wall paper, carpet, trim boards, and old colors, we decided to use that money to supplement the money we set aside for the renovation and get the new look done much cheaper than we otherwise would have. With the amount of damage on so many floors, we had to shift the work from the first floor South Building to the four floors of the North Building. Here are some preliminary pictures of the trim in the North Building on the 4th floor. The carpet is covered with a plastic to protect from the contractors. Some of the corners already have the angle iron installed.





- **South Building First Floor Renovation:** The renovation of the first floor of the South Building ended up showing us what we didn't want to do. The white trim ended up with black scuff marks from all of the different luggage and housekeeping carts. The color of the carpet showed stains amazingly well. It is true that quite a few liked it, but there were a lot that did not. Most of the work was done by our own in-house maintenance personnel. It was quality work, but it didn't hold up to what we needed. Over the summer, we will finish putting trim on in the same fashion that we started to hold us over until we can upgrade to the same décor as the North Building. We learned a lot from this adventure. As we work through budgets and other income sources, we will get the South Building on the renovation schedule.
- **Laundry Rooms:** This just did not go well and all we can do is apologize. When you have a major sprinkler break and four floors are flooded with water, things get ugly. The damaged areas were cleared out and wet sheet rock was removed. The North Building laundry room was

affected by the November sprinkler leak. It is difficult to get any contractors on the mountain, and during the pandemic, it was closer to impossible. Hence, even more delays. Everybody that would work was in high demand. We have loyal contractors and were able to keep some things moving along. It was still a challenge. Partly due to the delays with our renovation and a few other things, the laundry room slowly was returned to service. The ice machine should be the last piece of equipment to go back into service and will be ready soon.

- **Sprinkler System Mains for the Attic System:** There are multiple types of sprinkler systems in our buildings. The systems in the attic and garage are what are called dry pipe sprinkler systems. Initially there was compressed air in the systems. With the piping that was used, they were prone to corrosion and small pinhole leaks started forming. We replaced the air compressor system with a nitrogen system. That eliminated the moisture in the system and with no air, we did not have any more rust happening. This bought us time to get the sprinkler mains replaced in the attics of both buildings. This job should be finished in the next couple of weeks.
- **Fireplaces:** Rimfire is three-fifths of the way through our fireplace replacement program. The new units have an electronic igniter and not a continuous pilot. When complete, we will be saving about \$30,000 a year in propane costs. Currently, 93 units have been replaced with another 56 to go. We had a few issues with some of the finish work, but the contractor has been working with us on these. The new fireplaces do not come on as quickly. There is a timed delay before it ignites. Please give it a few minutes before assuming it doesn't work. For the new fireplaces, there is a burn in period as well. There will be a noxious smell and even possibly some smoke. **This is normal** and will subside after it has had a flame on for an hour or two.
- **Appliance Upgrades?** Let's face it, if you still have original appliances in your unit, they are now 22 years old. For an appliance, that is old. Sorry, I don't care whether you count dog years, human years, or any other years. Start thinking about replacing them. I do highly recommend you contact Davis Electric Services in Elkins, WV at (304) 636-3950 if you are considering any changes. I had to replace a dishwasher in one of my units. At Davis Electric Services, they had multiple units in stock with a choice in colors. I went with the stainless steel outside, but also the stainless steel tub for a longer life span. I also went with a better Frigidaire unit. The cost was significantly lower than the big box stores. I figured they had given me the wrong price and I was going to get a big surprise when I actually placed the order. I double checked with them and sure enough, nobody came even close. I could not find it cheaper anywhere on the internet either. They gave me the model numbers and prices of several appliances so I could do my own research and comparison. They have great prices and delivered, installed, and carried the old one off. There was a delivery and installation fee, but even with that additional cost, the unit was still cheaper than Home Depot and Lowes without the installation. Call them and tell them you are at Rimfire. Great guys! Meredith met the installer just in passing when they were putting my dishwashers in and even said how polite and nice the guy was. All I had to do was arrange for a key so they could get into my units. It was only a couple of days from the day I ordered. Everybody I talked with was friendly, knowledgeable, and courteous. Give them a try, I think you will be glad you did.
- **Toilets:** If your toilet has never been serviced or replaced, you have 22 years old gaskets that are going to fail very soon. Many toilets have already been leaking and needed rebuilding. This is something you need to take care of immediately. It is not a matter of if they will fail. it is when. If you would like to get a price from our Rimfire Maintenance to do the repair, contact Meredith at Meredith@mountainlife.net. You are welcome to get anybody to do it, but you need to get it done immediately.

- **Common Area Wifi:** To provide more wifi availability, we have added wifi to the Hearth Room and Lobby areas. You just sign in as a guest. CityNet is researching wifi for the entire building as opposed to having routers in individual rooms. It looks very promising and we are working with CityNet to see if we can be their test building at a reduced or no cost investment. If and when we can make this work, it would mean that once you enter the building, you could be on wifi throughout without having to switch routers. We will keep you up to date as we get more information.

Garage Parking System: Just like any system that requires rules to be followed or payment for use, people are finding ways to cheat the system. Through the help of Jeff and Sherrie Moss, ParkingBoxx (system manufacturer), and Joe Clendenan (contractor that works on our fire alarm system and installed our cameras) they have worked through most of the bugs. To find the Parking Policy for Rimfire, please go to our website and click the “Documents” button in the lower right hand corner. Or if you just click on this link, it will bring the document up, [Microsoft Word - Rimfire Lodge Garage Parking Policy FINAL 1070320.docx \(rimfirelodgesnowshoe.com\)](https://www.rimfirelodgesnowshoe.com/files/Microsoft%20Word%20-%20Rimfire%20Lodge%20Garage%20Parking%20Policy%20FINAL%201070320.docx). Please remember – RFID cards are for owner use only and can only be shared with non-paying guests (friends and family). Abuse of the cards may result in penalties as outlined in the Garage Parking Policy. If you are in the garage and somebody says they are having trouble getting out and need you to let them out with your homeowner RFID card, **DON'T DO IT!** Our system tracks the Homeowner RFID cards just like it tracks the paying tickets. The system will only allow one car in the garage at a time on your RFID card. If it sees you scan to leave, your privilege to be in the garage did too. Just use your card to get yourself in and out. We are adding more signage to help with entering and exiting. There will be signage on the outside of the garage door showing entry on the left and exit coming out on the right.

What Can You or Your Business Do to Help Rimfire? Rimfire has an amazing variety of owners. If you think there is even a remote chance that you have some expertise, disposable assets from your business, or even tools that you think our maintenance staff could find useful, we would love to hear from you. If you work at a plumbing company and they are going to dispose of a power auger because they bought a new one, let us know. If you work at a mechanical contractor firm, or own one, you may have a brake that is being replaced. I am not asking for free anything. If the equipment is in decent shape, but being replaced, let us know how much it is being sold for. If you have a talent that you think can help Rimfire save money or improve something, email us. We are always looking to improve the building any way we can. If there is even a remote possibility you think you can help with something, let us know and we can surely decide together.

Where did the Rimfire name come from? We have been looking into our roots, well, our name roots anyway. A portrait of Eli “Rimfire” Hamrick was donated to us six years ago by the artist’s grandchildren. A copy of that portrait is in the upper lobby on the wall near the ramp to the South Building. We are trying to locate the original portrait that Snowshoe was keeping safe for us.



We will try to post the following article on the website about Eli's history and how he got his name. You can read the article at this link, <http://pages.swcp.com/~dhickman/pubs/rimfire.html>. Thank you to Mitch Post for forwarding the article along. If any of you have additional information on the history of "Rimfire", please pass it on.

Snowshoe Resort Community District Central Precinct Election: The Snowshoe Resort Community District (SRCD aka the RAD) had another election for the Central Precinct Board member. The person elected a few months ago from Mountain Lodge, resigned after a month or two. Our recommended choice for the position, Randy Light, was elected this time largely from votes from Rimfire homeowners. We have the ability to make changes on the mountain and we just saw it happen. Since Randy is a co-owner in Allegheny Springs, I am sure he will be responsive to the needs of our Village HOA neighbors. Randy is going to be sworn in soon. I will forward his email address as soon as it is set up.

Experimental Mine Next to Snowshoe Threatening Our Resort: There is an experimental mine that needs all of our attention to help stop possible environmental problems at Snowshoe Mountain. I have emailed with Patti Duncan, Snowshoe President, and she has been fighting it since the start over a year ago. A letter from a concerned group has information on what we can do to stop this and is included below this paragraph. There is a tremendous amount of information here and it may seem overwhelming. Ms. Bell, whose contact information is in the email directly below will be happy to help with any questions or any assistance on letters you can write. The more letters they receive in opposition, the better. Thank you for taking the time to help protect Rimfire Lodge and the Snowshoe Community! Information on the Experimental Mine can be found on our website in the pdf entitled Documents and Information on the Experimental Mine.

Thank you and if you have questions, feel free to contact Meredith McNeely or any of the board members listed below:

Kevin Elvin –President – Rimfire Lodge Executive Board- SUZandKEV@aol.com
Abdallah Malouf – Vice President - Rimfire Lodge Executive Board – amalouf.rf@gmail.com
Geoff Truslow – Secretary/Treasurer –Rimfire Lodge Executive Board– Geoff@mountainlifefova.com
Meredith McNeely – Rimfire Property Manager-Mountain Life (850) 797-9058 – Meredith@mountainlife.net