

DECEMBER 2023, VOL. 2, NO. 2

# The Boulders Condominium Association

## Winter Newsletter

Our Association is now managed by:

**Associa Sierra North**  
10509 Professional Circle, Ste 200  
Reno, NV 89521

The people at Associa managing our property are:

Gary Kenyon - Community Manager  
Erika Lydon - Associate Community Manager  
Ricardo Chavez - Onsite Maintenance  
HOATahoe@associasn.com



### Associa Reminders:

- New tool for maintenance requests: TownSq
- If you are not yet on TownSq, please sign up at TownSq.io
- Don't have your account number? Send an email to gkenyon@associasn.com
- Want to use your phone to submit a request? Download the TownSq app to your smartphone
- Fill out the paperwork to allow communications by email. If you don't fill this out, you will receive all formal communications by U.S. mail, which is costly and slow. Don't have the form? Contact Associa or access it on our website
- Sign up for ACH payment of your assessment! Need the form? Contact Associa or access it on our website.
- Remember to finish paying your special assessment for 2023.

**Next Board of  
Directors meeting:**  
Tuesday, February 20  
at 5:30, via Zoom

**Thank You to:**  
**Cathy Switzer - Website**  
**Jill Short - Landscaping**  
**Jim McKenna - Painting**  
**John, Kully and Sarah - ARC**  
**Julie Ebert - Firewise**  
**Kully Verma - Fitness Center**  
**2023 Board of Directors**

**Visit our website:**  
**[truckeeboulders.com](https://truckeeboulders.com)**  
for documents and  
information. Contact  
Associa for password



### Your New 2024 Board of Directors:

- **President:** Sheila Greathead
- **Vice President:** Jim Schwartz
- **Treasurer:** Neil Perrelli
- **Secretary:** John Featherstone
- **Director At Large:** Glen Rothell

## What was Accomplished in 2023

- Made extensive roof repairs
- Extended heater exhaust vents on any building where there was a problem reported in the past two years
- Experimented with a new, less expensive, longer lasting concrete repair product
- Experimented with a new, longer lasting deck paint product
- Increased safety of decomposed granite walkways
- Maintained our Firewise certification
- Changed investments to generate more favorable returns
- New fitness center equipment
- Refined investment plans to support the reserve study
- Migrated to a standalone website

## What Changed in 2023

- New Management Company: Associa
- Onsite maintenance person
- New tool for maintenance requests
- New contractor for maintenance
- Information from deck and roof inspections to focus our efforts

## What's Planned for 2024

- Architectural plans for roofs, gutters, ice melt solutions, vents, etc.
- Begin phasing of roof repair and replacements
- Concrete repairs
- Deck refurbishments
- Stucco repairs
- Focus on catching up on repairs
- Firewise modifications

*As we begin another winter season, we'd like to remind you to check "Winter Tips and Snow Removal" at [truckeeboulders.com](http://truckeeboulders.com). Some highlights:*

*Ice melt is provided at each entryway for your use. If you run out, make a request in TownSq to get a refill. Please notify the property manager immediately if there are any snow safety or life safety issues.*

*- Keep your thermostat at 55 degrees or higher to avoid frozen pipes*

*- As you remove snow from your deck, leave a few inches to prevent damage to the deck surface.*

*The snow plow will clear the streets once a day after the snowfall reaches 6" or more.*

*Vehicles must be moved for the snow removal equipment to adequately clear the guest parking areas.*

*\* \* \* Happy Holidays! \* \* \**