

Snowshoe Condominium Association Welcome

Dear Snowshoe Community Owners,

Welcome to the Snowshoe Condos at Shanty Creek! We are thrilled to have you join our vibrant, friendly community. We hope you find Snowshoe a wonderful place to call home, vacation, or rent.

Board and Management

The volunteer governing board oversees the structures, grounds, and amenities within the Snowshoe community, including approving expenditures and contracts, acquiring bids for projects, ensuring budget accountability, and presenting the budget at the annual meeting (usually in September), and other related association business. The board members are:

- Mark King (Unit 710), President
- Sue Kaltenbach (Unit 714), Vice-President
- Laura Turner (Unit 702), Secretary
- Jeff Thomas (Unit 716), Treasurer
- Nicole Compo (Unit 711), Board Member

Board members can be contacted by email at: snowshoe.bellaire.hoa@gmail.com. Please expect two business days for a reply. Immediate requests can be directed to the management company.

Our management company, The Bellaire Professional Centre LLC, handles the complex and pool management according to our Deed Restrictions and Bylaws with direction from the board. This includes exchanging information for board decisions, managing community improvement projects, and conducting business as directed by the board.

For maintenance requests or property questions, contact Bellaire Professional Centre:

- Address: 6520 Schuss Mountain Lane, Mancelona, MI 49659
- Hours: M-F 9:00-5:00 (closed 12:00-1:00 for lunch), closed Saturday and Sunday
- Phone: (231) 533-3950/ (231) 676-4487 (after hours) / Email: assn@belproctr.com

For more information, including association bylaws and rules, visit bellaireprofessionalcenter.com under Client Services: Snowshoe Association.

Snowshoe condominiums are part of the Summit Village Association (SVA), which manages roads, grounds, building sites, certain community rules, Shanty Creek Resort internet, and the Beach Club on Lake Bellaire. SVA dues are included in the owner's monthly assessment. The SVA holds an annual meeting in September for owners. More information about the Summit Village Association visit svashantycreek.org.

Finances

The association finances are based on required monthly dues paid by the owner of each unit. Current monthly dues are: Studio/Lofts: \$342, Two-bedroom units: \$439, Three-bedroom units: \$528.

Dues are invoiced on the 1st of each month and should be paid to SnowShoe Association and sent to Bellaire Professional Centre, PO Box 332, Bellaire, MI 49615. Automatic monthly withdrawal or payment by credit card is not available.

Community Guidelines

- ## Amenities and Pool

- Once again, welcome to Snowshoe Condos at Shanty Creek! We are delighted to have you as part of our community. If you have any questions or need assistance, please reach out.

Mark King
Board President, Snowshoe HOA