

Hi Country Haus Newsletter April 2025

The Board met on April 23rd. Here is a summary of what was discussed:

The dehumidifiers have been received for the natatorium. They will be hung on Friday. They will be suspended from the ceiling, 8 feet above the pool deck. This height is needed so they can be serviced and filters changed. They will be adjacent to the men's locker room wall. The electrician will be there this week. He needs to pull wire and add breakers for the 220 that is needed to run the dehumidifiers. A plumber will be on site next week to take care of the drainage from the dehumidifiers.

The heat coil for the previous system will be disconnected. There is a drain pan associated with this that has been the cause of the water discoloration on the ceiling tiles in the men's locker room. This will be removed as it will not be needed. We are working to determine if the previous air handling system can be modified to pull hot air out of the natatorium in the summer. This will depend on the cost. The exhaust pipe that was ripped off the roof in the snow avalanche and the motor on the side of the building would need to be repaired/replaced. We are getting a quote for this.

Ceiling tiles in the men's locker room fell down. They are not being replaced until work is completed on the decommissioning of the heat coil and any additional work on the existing air handling system.

Spring maintenance items will be performed at the Rec Center during the closure starting April 21. Because of the humidity in the natatorium, we are going to clean the ceiling, replace one trim piece and touch up paint on the walls in addition to the regular spring cleaning.

The bears are active again. The door to the building 22 dumpster shed was ripped off. This has been repaired. We are seeing bear and moose droppings in the community so everyone needs to be cautious.

Everything is draining well in the community. We are keeping an eye on it but at this time we are good. We are thinking about adding some boulders to the 4 way stop to keep the road from infringing on the area where the culvert is.

Trash removal is working well again. The Board is going to inspect all dumpster sheds this spring to see if we need to cut some material off the bottom of the sheds to facilitate opening in the winter months.

The fence by the north bridge will be rebuilt this spring.

The yield sign by the south bridge will be reinstalled this spring.

New building signs will be ordered for all buildings that currently do not have an address on them. This will help in case of an emergency, deliveries or guests trying to find their building. We will look at getting fluorescent address signs that can be seen at night.

All owners are encouraged to have individual insurance coverage in their units.

The concept of the gondola from Cooper Square to Winter Park at the Gemini lift is still being worked. This is a long-range option.

Short term rentals are required by the Town to be registered and to pass a fire inspection. This information can be found on the Winter Park website. WPGov.com. This information is included in this newsletter.

The [Short-Term Rental Policy](#)* and amendment regarding [Penalties for Short-Term Rental Violations](#)* outline just a few things to know so that we can all safely live, play and visit in Winter Park. It requires owners to register their units before listing on VRBO, AirBNB or other similar sites. Owners are also required to pay a \$150 registration fee, approved in Resolution 1850 (find more about fees [here](#)). Every owner is required to register their property, even if the unit is managed by a property manager. Registration forms can be accessed on the MUNIREvs website at the links below. Users will need to either log in or register to access the registration forms.

Short-term rental properties are required to be registered prior to any advertising or short-term renting. The registration number must be prominently displayed in all advertising for any short-term rental property. East Grand Fire also requires all properties to complete a Fire & Life Safety Inspection, more details found below.

All short-term rental registrations have the same expiration date of September 30. The registration is not pro-rated.

East Grand Fire has required that short-term rentals within the East Grand County Fire Protection District #4 complete a Fire & Life Safety Inspection. This inspection is required for any property within the District, whether in Unincorporated Grand County, the Town of Fraser, or the Town of Winter Park. The [Fire & Life Safety Inspection Program](#) aims to increase the level of safety for guests staying in non-conventional nightly rentals where the occupant may be unfamiliar with the property's features. It is also meant to increase the safety of First Responders who may be responding to these same properties. The Town of Winter Park added the Fire & Life Safety Inspection of short-term rentals as a requirement for registration and renewal via Ordinance No. 624, Series 2024. Beginning on August 1, 2025, all short-term rental registrations and renewals shall provide proof of satisfactory completion of a fire and life safety inspection by the East Grand Fire Protection District completed within the previous 12 months.

Art reminded us that quiet hours are from 10 p.m. to 8 a.m. Violations can be reported to the police, but not using a 911 call. Regular hours 970-722-7779. After hours 970-725-3549.

A reminder—the annual delegate meeting will be held June 21st at the Rec Center. A picnic will follow. More information will be provided as we get closer to this date.

Our next meeting is May 28th. Happy mud season.

Rexene Holland, President
Art Ferrari, Vice President
Rick Sutton, Treasurer
Susan Hauer, Secretary
Martha Hedrick, Director
Eric Schmitz, Director
Kes Parakininkas, Director

