

First Quarter 2026

# NEWSLETTER



Roaring River Lodges Condominium (Streamside) Association

## DEAR ROARING RIVER LODGES OWNERS,

On behalf of the Board of Directors, we hope you and your families have experienced a healthy and prosperous first quarter of 2026.

We are excited about the year ahead and look forward to working together to foster a more vibrant and improved community for everyone to enjoy.

## UPDATES TO OWNER-RESPONSIBLE EXPENSES

Beginning in January, owners with Swamp Coolers and Boilers have been made responsible for costs associated with maintenance/repairs to such systems and to any common element affected by such systems as these are utilized by a select few units rather than the community as a whole.

A list of expenses assessed to the Association and Owners are outlined below for reference:

### Association Fees

#### Include:

- Insurance (liability and directors)
- Management
- Grounds Maintenance
  - Common Areas
  - Landscaping
  - Road Maintenance
  - Snow Removal
  - Trash Removal
- Water
- Sewer
- Common Area Electric

### Owner Responsibility:

- Walls-In Insurance and Maintenance
- Internet & Cable
- Unit Electric
- Unit Gas (select units)
- Swamp Cooler & Boiler Maintenance (select units)

## TOP NEWS

### Online Bill Pay is Now Active

Bookkeeper, Gretta McKenney, has made online bill pay for Association dues, Assessments, and Late Fees active through the website, enhancing convenience for our community.

Visit [StreamsideHOA.com](http://StreamsideHOA.com) if you'd like to pay this quarter's Association Dues online!

### 2026 Reserve Study is Underway

A new Reserve Study to update the last study done in 2016 has been ordered and expected to be returned soon this Spring. This will help ensure our reserves are funded appropriately to maintain our property for years to come!

## UPCOMING BOARD MEETING

The next meeting is scheduled for **April 15<sup>th</sup> at 5:30pm**, hosted by President, Denise Taylor, at Aspen Design House Unit 41 on property.

All owners are welcome to attend in person; please reach out if you would like to add a topic to discuss.

[www.streamsidehoa.com](http://www.streamsidehoa.com)  
PO Box 2893, Basalt, CO, 81621