



Rimfire Lodge Homeowners Association  
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November 3, 2020

Dear Rimfire Lodge Homeowners,

Is anybody ready for ski season yet????? We are three weeks from rope drop and already snow guns and mother nature are dropping flakes on the slopes. Snow whales will be all over the slopes very soon in preparation of spreading that white, fluffy joy! Do I sound a little excited? Well after this crazy eight months, I just cannot wait to hit the slopes. In preparation, Rimfire is getting ready too. Christmas decorations are going up as well as finishing up the first hallway in our interior remodel program.

The summary key points are listed below:

- We have a new roof on BOTH buildings! There is still a punch list of things to be finished and they are working on the chimneys that were about to fall down, but overall, we are in great shape!
- The interior remodeling is well underway on the first of eight hallways. The new carpet is going to be installed soon and the trim will be finished prior to rope drop if all goes well. While you are in the building, go by the first floor in the South Building to see what it looks like.
- Parking, ahh the parking system. This is going to be the death of me yet. We have not gone live, but are oh so close, like Thursday this week close. There have been significant problems that have been worked through one at a time. I believe we are ready and will be live with the system any day. If you have not already gotten your unit's RFID card for parking in the garage, please email Meredith at [Meredith@mountainlife.net](mailto:Meredith@mountainlife.net), to let her know when you will be coming up so you can arrange to get it or have it left in your room. The policy governing access and cost of parking in the garage is on our website at [www.rimfirelodgeatsnowshoe.com](http://www.rimfirelodgeatsnowshoe.com).
- We have had a few employee changes with our maintenance and housekeeping staff. Read on about our newest employee, Matt!
- The Snowshoe Community Resort District (RAD) is having an election for the homeowner seat representing our Precinct, which is the Central Precinct. Rimfire is in the Central Precinct. I have nominated Randy Light for that SCR Board position representing the Central Precinct. There are two other nominees. Stephanie Dilley, is an executive with Snowshoe in addition to being a homeowner in Expedition Station. Mari Wolfe owns a unit in Mountain Lodge. I am not familiar with her.
- The color show from the fall leaf change was just simply amazing this year! If you missed it, you really missed it. I have included a few pictures. You need to consider making this an annual thing if you have

never been on the mountain at peak color time. My wife and I took the Cass Railroad four hour trip again. You need to take that trip, especially during this time of year!

- Verizon is working!
- Just a reminder, if you want to book your condo for a stay, you need to go through your rental management company. Meredith is not able to handle that for you.
- Another sprinkler break occurred today in the North Building near center of the complex.

The last eight months have brought about more changes to our way of life than anybody alive has ever seen. Even the Great Depression probably did not play as significant a roll. We hope each and every one of you, as well as your family, are healthy and ok. If you have any questions about what is in this letter or anything else about Rimfire, feel free to email us and we will try to answer questions as best as possible. If you have a question, more than likely, somebody else does too.

**Roof** - We are nearly complete on the roof installation. With the pandemic, we had supply and delivery issues when we were starting this project. Rightfully so, as soon as the pandemic started, Snowshoe shut down allowing any contractors to come in and work on the mountain. This slowed the start of our roofing project, to say the least. We could not even get anybody to bid on the project. A few did, but we even had a bid for over \$3 million. That was not going to happen. We didn't want a brand new building! When things settled out, we got a few more to bid, but we were still looking at bids for over a million dollars for a metal roof. We next had an issue with delivery times for a metal roof. We were looking at two to four months for the materials to be delivered. That would put us into ski season and the same failing shingle roof. After careful consideration, we elected to go back with a shingle roof. We have a 50 year warranty and an extended warranty from the manufacturer. We are very comfortable with the new roof material and installation. There were other issues with product delivery as well. It did not look like we would be able to match the original colors, but our contractor was able to find enough shingles in the original colors. Since the old roof was faded, it is really a very noticeable improvement. We still have a few items being finished, but overall, the roof is now protecting the building.



**Interior Remodeling** – We started with the first floor in the South Building largely because it is the closest hall to our Maintenance Office, which is in the garage on the south end. We took the color schemes and recommended types of finishes from the interior designers and came up with the new look in the first floor hallway in the South Building. Jeff and Sherrie Moss deserve a lot of the credit for driving this. We are lucky to have them! As soon

as we get this one done, we will start working on the plan for the rest of the building. The general plan is to try to get one hallway done each shut down (spring and fall) to complete this in about four years. We may accelerate that if we can swing it financially. We are using our maintenance staff right now to save money.

**Parking System for the Garage** – Well, after way too much time and way too many headaches, I think Jeff Moss has finally got this thing figured out and fixed. As a homeowner, your RFID card from Rimfire will open the gate and the garage door. You have to be in a vehicle, (at least it is in front of the door) to open the system. Walking up or riding in on a bicycle will no longer open the door as of Monday. If you use your key card for the room, a ticket for parking will be issued and will need to be satisfied when leaving. That means if you are there more than 30 minutes, you will have to pay for a night in the garage. Once you enter the garage with your vehicle by way of the homeowner RFID card, you will not be able to enter with another vehicle until your vehicle exits the garage. You can only have one vehicle in the garage per card without exception. The system will not allow more. If you bring multiple cars to a single unit as a homeowner, one can go into the garage for free with the homeowner RFID card and the rest are outside unless they pay for parking inside. The system may still prevent additional cars in the garage as they are tracking cars and units on the computer. Please email Meredith or Jeff Moss to arrange to either pick up your card or have it left in your room. If you have it left in your room, you can park at the front entrance of Rimfire in the loop, go up to your room, retrieve the card, come back to your vehicle, and use that homeowner RFID card to park in the garage.

**Maintenance staff** – We have had some transition in our staffing. Jeff and Sherrie Moss are still with us and our anchors. They are by far the most amazing thing that has ever happened to our building. We have added Matt Donet. Matt and his family have recently moved back to the West Virginia area and are excited to be back. Please welcome Matt to the Rimfire family and let him know who you are. We are going to be adding some additional people as soon as we find the right people for Rimfire.

**Central Precinct of the Snowshoe Community Resort District (SCRD) Election** – We have a big election coming up in just a few days other than the one on the National stage today. We are endorsing Randy Little for the board position representing the Central Precinct which includes Rimfire. Randy is a co-owner of Property in Allegheny Springs. He has been a lawyer in West Virginia for more than 30 years and has a lot of things that tie him to Snowshoe. He even worked as a snow maker for Snowshoe prior to becoming a lawyer! Randy has done a lot of work with civic organizations. Randy has a passion for the mountain with his decades of visits since his college days. His background as a homeowner, lawyer, and involvement with business make him an excellent choice for representing us and being a productive member of the RAD board. Voting must be emailed by November 9, 2020 by 2 pm to [Ruth.bachman@snowshoedistrict.com](mailto:Ruth.bachman@snowshoedistrict.com). The link for the ballot is [2020 Central RESIDENTIAL BALLOT.docx - Google Drive](#). There is a lot of information at the following link as well: [Election 2020 | SRCD \(snowshoedistrict.com\)](#)

**Fall Leaf Colors** – This was the first year my wife and I made it up to Snowshoe at the beginning of October and were able to see the fall colors. Holy mackerel! The colors this year were just amazing! To make it even better, we managed to get reservations on the Cass Railroad to really see the colors all over the mountains in the area. If you have not done this before, you really need to make the trip. I think Snowshoe should have an entire

festival for leaf peepers! I think they would really make a killing on occupancy. You really need to consider a trip to see the magic of the colors next year!



**Verizon!** – I was surprised to find that my cell phone worked on the mountain. Verizon finally got approval from Green Bank and got their equipment turned on. All functions were working including data with three to five bars showing while we were in the Village.

**Booking your room** – Just a friendly reminder, if you are coming up to Snowshoe and want to use your room, you need to go through your rental management company. Meredith is not able to take care of that for you. She handles a lot, but that is not one of the things she is able to do.

**Another Sprinkler Break** – As I was finishing this letter today, I learned that we have had another sprinkler break that has affected about 20 units as well as the Health Club and Hearth Room. The break was from the fourth floor in the attic on the lobby side of the North Building. My sincerest apologies for this tragedy occurring. We are already trying to figure out what we need to do to prevent this from ever happening again. I understand Meredith is trying to notify all of those with damage. A clean up company has already arrived on scene and is working to clean carpets and remove water. We will try to keep people informed as much as possible.

Thank you for your support through all of this. The pandemic has made things difficult for all of us. Some have had to work more and harder, while others like my wife and I, have had our store closed for nearly eight months. I am sure each of you has a story. Hopefully, we will be coming out of this in the not too distant future. Until there is a vaccine and we have the upper hand on this virus, please wear a mask and help protect all of us.

Very sincerely,

Kevin Elvin

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