

December 4, 2018

Dear Owner:

Attached is an important message from your Board President.

Regards,

David McDaniel  
General Manager  
Marriott's Birch at StreamSide

Dear Owners:

We hope this letter finds all of you in good health. It's been a busy 2018 at our Streamside at Vail Campus and the Birch Building. As discussed at our May Annual Meeting in Denver, the 2018 major refurbishment within the Birch Building was completed under budget as no contingency funds were required and the project was completed on time in May 2018. The Board worked with the Marriott management team to develop an updated renovation plan that has been well received by our owners and guests. The renovation included re-painting the interior hallways and interior units, new carpets and furnishings, removal of popcorn ceilings, tightening of the wood floors to reduce squeaking, replacement of unit entry doors and seals and replacement of dated tile adjacent to the elevators. Inside the villa living rooms, the bulky cabinet was removed and the TV's were hung on the walls. Other furniture items were adjusted to fit better in our tight spaces.

In late September, the 2019 budget was completed with a modest increase which was consistent with the rate of inflation in the Vail area. Our financial situation remains strong, especially with the Marriott Foreclosed Inventory Purchase Agreement, where the Association is compensated for units that fall into foreclosure. Should you find your personal situation has changed please contact Marriott Owner Services at 1-800-845-4226 to discuss or review possible available options related to your unit week.

In 2019, we will have a scheduled evaluation of the Birch Building and the accompanying assets done through a Reserve Study. Major items needing attention next year will be the roof and patio decks. We have Reserve Funds available for both items.

The 2019 Birch at Streamside Condominium Association Annual Meeting will be held at Streamside on Saturday, May 18, 2019. Special rates will be available through Marriott reservations for anyone wishing to attend.

At the next Annual Meeting, Unit Agents will elect members to serve on the Association's Board of Directors. If you are interested in serving as a Unit Agent for your Unit, please complete and submit a Volunteer Form by December 5, 2018. Volunteer Forms can be obtained by contacting [jolie.hickey@vacationclub.com](mailto:jolie.hickey@vacationclub.com).

At the campus level, the HPUDA Board recently approved the first ever Rules and Regulations, which you should have received via email or postal mail. Additionally, work started in the summer for a major campus enhancement project to replace and upgrade the aging spa areas adjacent to the Aspen/Birch, Cedar and Evergreen Buildings. Fire pits will also be added later in the year. A fire pit adjacent to the grills on the clubhouse pool deck has already been completed. The hot tub near the Cedar Building is expected to be open and ready for use by Thanksgiving while the Aspen/Birch and Evergreen spas will not be completed until the summer of 2019.

Sincerely,

**Al Batey**  
Board President  
Birch at Streamside Condominium Association