

The Kimball

Dear Kimball Owner,

August 2017

Summer Summer!

Greetings Kimball Owners! This mailing contains the following information:

- 2017 Summer Resort Update
- 2017 Board of Trustee Candidate Resume
- 2017 Annual Meeting Proxy/Ballot
- 2018 Dues Invoice

RESORT UPDATE:

Some of you may have noticed new faces at The Kimball Front Desk. Our owners and guests develop friendships with our staff during their time at the resort and, while we do miss the ones who have moved on, we continue a tradition of customer service and excellence with our new team. Throughout the year, we evaluate the expenditures at the resort to minimize expenses. Our staff wears many hats and often handles maintenance & cleaning tasks that most resorts delegate to contractors. The skills and dedication of our staff members continue to keep The Kimball in tip top shape and saves money along the way.

UPGRADES: The Kimball is a 100-year-old building and we are in an ongoing state of modernizing and upgrading not only in the rooms, but the building itself. This year we are happy to report that all dishes in the rooms have been replaced with new dishware. We have also gone through every unit and checked every window for cracked seals, broken latches, fit and condition of glass panels. Blinds in every room have been repaired or replaced. Drafty windows and blinds that won't lift or tilt are no longer a bother. We have also replaced dining room sets in some rooms with new, sturdy, and attractive replacements. *Furniture replacements are continuing!*

Most exciting of all—and something we have been talking about—is the addition of some King beds. We are doing a final assessment to determine how many based on unit size & layout. It's a bigger project than it seems because each unit is a different size & layout. Some will accommodate King beds better than others. Plus, additions of Kings require new headboards or bed frames that match existing furniture. *We want to do it right and finish by Fall.*

We have a never-ending to-do list! New carpet in the lobby, landings, and hallways are a current priority. That's a lot of square feet!

Our century old home is in good condition for its age. Brick & mortar does deteriorate & a large brick repointing project was done in the Spring of 2016. We had scissor lifts, pressure hoses &

new mortar replacement going on for weeks. Much of the South & most West side was done or spot done with more to do. Repointing starts up again perhaps as early as Fall 2017.

EXCHANGES: When Exchange weeks are not arranged early in the year (i.e. before July) you will have difficulty getting a week to deposit or even lose the ability to deposit your week due to availability issues. This was mentioned in the last newsletter. Always book your time early!

USE YEAR: Reminder that your weeks do not carry over & must be used in the current calendar year. Requests to carry over weeks cannot be accommodated because it then makes it more difficult for all owners to use their week in the next Use Year.

ANNUAL MEETING: Scheduled for Monday, September 11, 2017 on site at The Kimball at 1:00 pm.

DUES STATEMENT AND PROXY: We have provided you with a postage-paid addressed envelope to assist you with the return of your dues and proxy papers. Drop it in the mail and easily get it out of the way now!

IMPORTANT TO NOTE: **Please consider a check!** Your dues check saves your HOA thousands of dollars in credit card fees each year—money that could be better spent on resort improvements.

As always, thank you for your support and all that you bring to The Kimball!

Sincerely,



Katherine Hawkins
President
KCOA Board of Directors

WEEKS AVAILABLE!

We would love to put a *custom pricing package* together for you or a friend!

Plus, when you refer an owner who purchases before October 1, 2017

you get \$100 off your 2018 maintenance fees!

Call Lisa ~ 1-801-891-3198!