



Summer at Styles Brook

Dear Styles Brook Homeowners,

Hello Summer! We hope everyone in the Styles Brook community has had a restful spring and is recharged and ready to enjoy everything summer has to offer in Vermont. Memorial Day weekend marks Stratton Mountain Resort's reopening after a brief rest following an epic winter of 156 inches of snow, bluebird skies and everything in between. Stratton's website has all the information you could possibly want on summer activities, events, concerts, sports clinics, dining and so more. When you are here, be sure to enjoy the Styles Brook pool and paddle ball court. Hope to see you out there!

Warm regards,

The Styles Brook Homeowners Association Board - James Engerran, Al Scerbo, Ryan Winger, Larry Tannenbaum, Keith Emmer, Mindy Scott, Bob Welch

Pool Opening - Target date for the pool is June 20.

This is earlier than last year when we were finalizing the pool improvements. However, keep in mind that Stratton in June typically offers an average high temperature of only 70° with an average low of 49°. Daily high temperatures range from 62° to 76°, with overnight lows between 43° and 54°. The water will take some time to warm up but it will most certainly be refreshing all summer long!

Bears - Summer rules are now in effect for garbage disposal.

Please do not use the exterior closets and take your garbage directly to our bear-proof garbage dumpster.

It seems that our efforts are paying off in light of the relatively few sightings of bears on the property this spring. By keeping garbage out of the unit exterior closets, bear activity in and around the Styles Brook community has significantly declined compared with last year. Well done and let's keep it up!

Pets - Owners must immediately clean up after pets.

Please be conscientious of our beautiful piece of Vermont and courteous to your community by cleaning up after your dogs. Remind visitors there are waste stations strategically located around the property.

Unit Improvement Projects - Board pre-approval is required.

Before commencement of any project that changes the exterior of your unit or the common grounds in any way, the Board must approve your project. This includes but is not limited to decks, dormers, A/C installations, and EV chargers. Contact Stratton Property Management about any intended work and they will work with the Board to review the request.

Dumpsters, trailers and storage pods are not permitted in the parking lots at any time. Requests for contractor short-term use of a trailer to remove debris must be submitted to Stratton Property Management in advance for approval.

HOA Dues - Go ACH!

ACH is safer and more efficient than any other method of payment for your HOA dues. Safer than paper checks that can be intercepted or altered, transactions are fully electronic and encrypted, removing the risks and costs associated with transporting paper checks. Our goal is to get to 100% electronic payment and are planning an additional administrative charge for any payments made by check starting in 2027. So, if you are not yet paying by ACH, please reach out to our treasurer, Ryan Winger (rnwing73@aol.com) to address any concerns and get signed up.

Contact Reminders

Board Meetings - If you have not been receiving emails, including board meeting notifications, from Nicole Moriarty, please reach out to nmoriarty@stratton.com to confirm your contact info.

Contact Info - Jim Lane is our main point of contact. Jim works Wednesday through Sunday 8:30 - 4:00; (802) 490-0187. Sujay Patel covers for Jim on Monday and Tuesday; (802) 297-4170. Pat Moyna can be contacted when Jim and Sujay are unavailable at any time; (802) 297-4663. All other administrative matters, including contact info and quarterly fees; Property Management office at (802) 297-4663.

Social Media - There is a Facebook page administered by a community member "Styles Brook Homeowners." The HOA has a website: www.styles-brook.com. It has useful information about the community, notices from the HOA and a community forum. If you have any suggestions for the website, please let us know.