



December 24, 2024

Dear 22 Station Owners

With the start of the winter season, 22 Station Owners Association is pleased to inform you of several changes in operations in the buildings.

- Property Management
- Luggage Carts
- Common Area Tidiness

PROPERTY MANAGEMENT

After requesting RFP's from four (4) property management companies, 22 Station signed a new property management agreement (PMA) with Palisades Tahoe Hospitality. This PMA is available at www.22station.com/disclosures-pma/. Some of the terms of the PMA seek to have quality maintenance and housekeeping and include Owner input benchmarks. Owners can provide input at www.22station.com/pm-issue/. Further information about property management at 22 Station is available at www.22station.com/propertymanager/.

LUGGAGE CARTS

22 Station has coordinated with Palisades Tahoe Hospitality (PTH) to improve the availability of luggage carts for the benefit of Owners and their guests in Buildings 4 and 5.

- PTH has refurbished six (6) luggage carts. These luggage carts are primarily for 22 Station Owners and guests.
- 22 Station has established corrals in P1 in Buildings 4 and 5 for luggage carts
- Each corral will have three luggage carts. Each luggage cart has a designated corral. PTH may adjust the number of luggage carts per corral over time.
- Palisades Tahoe Hospitality will continue to provide bellperson services with other specific PTH luggage carts from the Building 5 lobby.

The intent is to improve availability and increase the benefit Owners and guests realize from these luggage carts. Owners and guests will more easily and readily locate luggage carts at a corral, use the luggage carts, and return the cart to the designated corral so that another Owner or guest may locate

and use a luggage cart. The cart refurbishment includes improving the bumpers to reduce wall damage. User care is still and will be greatly appreciated.

COMMON AREA TIDINESS

22 Station has implemented changes in operations to reduce clutter in the Common Areas, principally sports equipment left in the hallways and locker rooms. In the hallways, 22 Station has asked Palisades Tahoe Hospitality to inform, supervise, and be responsible for their registered hotel guests to not leave sports equipment in the hallways. 22 Station will occasionally patrol the hallways and, if necessary, remove any left sports equipment. These removed items will be posted on the 22 Station website for the owner to claim on a first claimed basis. (www.22station.com/lostandfound/). Items unclaimed after 14 days will be donated to charity or sold on Ebay, and the proceeds will reduce assessments. The patrol will note, but not collect trash left in front of doorways. The property manager will inform the occupant to dispose of the trash properly in the dumpsters located in P1. In the locker rooms, the 22 Station property manager when cleaning the locker room will remove abandoned sports equipment.

Enjoy the Holidays and Best Wishes for the New Year.

Sincerely,

22 Station Board of Directors