



February 15, 2023

Notice of Board's Proposed Adoption of Draft 22 Station Mail Policy

Date: March 15, 2023

Time: 4:00pm PST

Location: 22 Station Board Meeting (TBA)

Dear Owner,

At the February 15, 2023, 22 Station Owners Association Inc. Board meeting, the Board voted to consider the Draft 22 Station Mail Policy which is attached and posted at www.22station.com/policies . The intended purpose and effect of this Draft 22 Station Mail Policy is so that Owners have an opportunity to receive mail at the Village at Palisades Tahoe. Owners who have an interest in this Draft 22 Station Mail Policy can find more information at 22station.com/mail-service .

Mail and package delivery to the Village at Palisades Tahoe is well below what we expect in the United States. While the expectation is that the United States Postal Service (“USPS”) provides universal and ubiquitous service to residents of the United States, USPS delivery service for items addressed to Units in the Village at Palisades Tahoe terminates at the USPS office in Olympic Valley. USPS does not deliver items to Building 4 or 5. This includes packages from Amazon and other retailers who rely on USPS solely or for the last mile of delivery of an item.

Last October 2022, Palisades Tahoe Hospitality (“Palisades”) communicated that Palisades would terminate mail services for Owners who do not have a direct contractual relationship with Palisades. The 22 Station Owners Association Inc. (“22 Station”) CC&R’s do not obligate the Association to provide mail service. 22 Station is not responsible for the mail delivery service of 3rd parties including, but not limited to, USPS. The property management agreement between 22 Station and Palisades does not provide for any obligation for Palisades to deliver, receive, and/or store mail and packages for 22 Station or its Owners. Palisades may, can, and does operate businesses independent of 22 Station that provide services to Owners at Palisades’s discretion. Although the property management agreement (“PMA”) between 22 Station and Palisades does not include mail service and Palisades has no obligation to provide mail service, as a courtesy, Palisades has been graciously providing to Owners mail service for USPS and non-USPS mail/package carrier items. This mail service for Owners who do not have a direct contractual relationship with Palisades may terminate on March 30, 2023.

In response to the Palisades communication, 22 Station conducted a survey of Owners at [22station.com/mailsurvey](https://www.22station.com/mailsurvey). The Draft 22 Station Mail Policy reflects the responses to this survey. If the Board approves the Draft 22 Station Mail Policy, an Owner can elect to subscribe to the 22 Station Mail Service offering described in the Draft 22 Station Mail Policy and receive mail and packages addressed to an Owner and his/her Unit and sent via USPS or another 3rd party carrier.

The Board intends to adopt the Draft 22 Station Mail Policy at the planned March 2023 Board meeting at the date, time, and location set forth above.

You are invited to comment on Draft 22 Station Mail Policy prior to the Board meeting or by making comments at www.22station.com/mail-service or at the Board meeting before the Board decides whether to adopt the Draft 22 Station Mail Policy.

Sincerely,

22 Station Owners Association Inc. Board

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