The Hemingways Condominium Association, Inc. Board of Directors is requesting proposals for a Property Manager to furnish all services necessary to provide a fully serviced property management program for the Association, covering both the Common Area and Plan of Residence responsibilities (see below).

The Hemingways is an eight-unit residential condominium project located in the Warm Springs area of Ketchum, ID. Six of the units are part of a fractional ownership model (The Plan of Residence) whereby each of the six units is divided into 9 "Residence Interests" that provide the owners with the right to occupy a unit during specific reserved weeks. Two of the units are wholly owned and not part of the Plan of Residence ownership structure.

Roles and responsibilities of the Property Manager will include regular property maintenance and inspections, on-site presence and concierge-style guest services for our Plan of Residence owners and guests, administrative services, accounting and financial services, reserve study and capital reserve planning, enforcement of Association rules and regulations, and oversight of vendor bids and specifications.

For more information or to obtain a copy of the full Request For Proposal and detailed Roles and Responsibilities please contact Rip Warendorf, Board President at Rip_Wdorf@Yahoo.com or at (206) 499-6600.