



Norwood Pinion Park Lottery Dates & Deadlines

What	When	More Information
LOTTERY NOTICE PUBLISHED	Wednesday July 20, 2022	Lottery Notice published in Norwood Post and Telluride Daily Planet and online at www.smrha.org .
Deed Restriction, Guidelines and Draft Purchase Contract documents available for review.	Monday, July 25, 2022 @ NOON	The Deed Restriction and Covenants, Guidelines, and Draft Purchase Contract are posted online at www.smrha.org .
Lottery Opens	Monday July 25, 2022 @ NOON	The Lottery Checklist and Application are available online at www.smrha.org and may be picked up at the SMRHA Office, Shandoka Unit G-17, Telluride, and at the SMC Office in the Glockson Building, 1120 Summit Street, Norwood during business hours. Please submit a completed application to either location between 9 -4 p.m. M-Thurs.
Application Appointments	July 25 - August 30, 2022	Schedule an appointment with SMRHA to ensure your application is complete. Sign up early! No appointments on Lottery Closing day.
Question & Answer Office Hours	Weekly Office hours in Norwood and Telluride	Office hours starting 7/26 to 8/30 to answer questions about qualifications, the lottery process, and to hand out applications. Information by location below: Telluride: 9-4 p.m. Monday – Thursday at SMRHA Office. Call 970-728-3034 or email courtney@smrha.org to make an appointment and ensure you will be helped. Norwood: 3-5 p.m. every Wednesday at the Lone Cone Library. Email sheamus@ruralhomesproject.co to make an appointment and ensure you will be helped.
Site Walks	TBD	Due to the modular construction, final homes will not be ready for a site walk before the lottery drawing. Housing units similar to those under construction can be viewed online at: https://www.thefarmatbv.com/
Exception Procedure Deadline	Wednesday August 31, 2022 NOON MDT	If you do not qualify but want to request an Exception, your Exception Application must be submitted by this deadline.
LOTTERY CLOSSES	Wednesday August 31, 2022 NOON MDT	Only complete Applications will be entered into the qualified or unqualified lottery pool. No late and/or incomplete Applications will be accepted. If Household members appear in more than one Lottery Application, each of those Applications are invalid and the Applicants will be disqualified.
Exception Hearing (if needed)	Tuesday Sept. 6, 2022 9 am MDT	For Households that have submitted a complete and valid Exception Application by the closing date.

Qualified & Unqualified List Posted	Tuesday Sept. 6, 2022 Afternoon	All Households that have submitted a complete and valid Lottery Application by the closing deadline. The list is posted in the window at the SMRHA office, Shandoka Unit G-17, at the SMC Office in the Glockson Building, 1120 Summit Street, Norwood and on our website: www.smrha.org
Appeal Deadline	Thursday Sept. 8, 2022 9 am MDT	If you believe your Household has submitted a complete Application before the lottery closed or staff made a mistake during processing, appeal immediately in person AND in writing to the SMRHA staff.
Appeal Hearing <i>(if needed)</i>	Wednesday Sept. 14, 2022 9 am MDT	ONLY for Households that have submitted a complete and valid Appeal Application by the Appeal deadline.
LOTTERY DRAWING!!	Friday Sept. 16, 2022 NOON MDT	Held at the SMC Office in the Glockson Building, 1120 Summit Street, Norwood
Lottery Results Posted	Friday Sept. 16, 2022	Check the results of the Lottery in the window at the SMRHA office, Shandoka, Unit G-17, at the SMC Office in the Glockson Building, 1120 Summit Street, Norwood and our website: www.smrha.org
Lottery Winners Unit Selection	Monday Sept. 19, 2022	Lottery winners will be contacted in the order in which the names were drawn in the lottery to select units for purchase based on Household size, availability and Tier designation.
Contracts Prepared & Signed	Beginning Sept. 23, 2022	SMRHA and SMC shall prepare individual Real Estate Sales contracts and the buyer(s) will be contacted once the contract is ready.
Closing	Rolling dates September-October 2022	<ul style="list-style-type: none"> - Certificate of occupancy issued - Complete mortgage - Close with title company
Move In	Rolling dates September-October 2022	Norwood Homes staff homeowner walk through