

# Villas Notes

## Managers Letter

July 2011

It is mid-summer and the wildflowers around Crested Butte are really going off. We have finally melted out from an epic snowfall winter, and the summer monsoon season has kicked in. All of this moisture has everything looking nice and green; including the Villas flower beds and trees.



The winter of 2010/2011 will go down in history as one of our best snow years. All of that great powder added up, and so did our snow plowing expenses. We

finished the season \$11,000 over budget on snow removal. This will make it difficult to finish the year on budget, and may cause

the HOA to raise dues or have a special assessment to cover the shortfall.



We have four Villas scheduled to be stained this summer. Purple Peak Painting will be starting in late July and plan to paint Villas 1, 23, 24, and 25. We have started staining the Villas decks every 2 to 3 years, and the buildings remain on a 5 year staining rotation. This year's deck staining will include buildings 12, 13, 14, and 15. This summer's maintenance plans also include replacing rotten hand rails on a few of the Villa decks.



Anyone that's visited the Villas this summer can confirm that our flowerbeds look incredible. The crew from Barefoot Gardener has been weeding and feeding our



common and individual flower gardens. The flower girls will keep the weeds pulled in the flower gardens in front of each unit. Barefoot Gardner can be retained by owners to provide any mulch and flowers desired. Please remember to have your new garden plans approved by the board before starting.

The annual owner's meeting was held in July, with a small group of happy homeowners showing up. One subject of discussion was the big snow year, and the great job that Pete Chamberland and the Lacy crew did of keeping our traffic moving through the mountains of snow. The two seriously delinquent Villas have changed hands and all owners are paying their HOA dues now. The HOA ended up covering \$13,800 in unpaid assessments over the last 3 years. A complaint of owners was neighbor's dogs relieving in their yards. Please watch where your dog is "going."

Snowmass road and Mineral Point road have been taken over by the town of Mt. Crested Butte and there is “NO PARKING” on town roads. The Town has shown some leniency to the folks that are still parking on the road, but we are overdue to start getting ticketed. Please make sure you and your guests park in your driveway, or use the overflow parking located midway through the Villas. Please keep in mind that we have lots of children living at the Villas this summer and slow down a little bit as you pass through.



The USA PRO Cycling Challenge is coming to Mt. Crested Butte. This bike race will be a huge event for the Gunnison Valley and is designed to be the most challenging pro-cycling race in American history. The second leg of the race is from Salida to Mt. Crested Butte, with finishers crossing the line around 3-4pm on August 23. The finish for this first stage of the 600 mile race will be on Gothic road in front of Mountaineer Square. Mt. Crested Butte will be allowing parking on one side of town streets for the event, and since we are now a public road we can expect to have our roads



crowded with parked cars on race day as well as some road closures. If you can't be here for the excitement, watch us live on Versus. You can find out more about this exciting race at <http://www.usapro cyclingchallenge.com/>