

VILLAS NOTES

MARCH 2007

From Gary Keiser

Spring must be coming as we've had some sunny 40 degree days this last week. However, with about three feet of snow in the last few weeks, the skiing is still good. This makes for muddy roads, which will probably be with us awhile.

Town ordinance requires that Christmas lights be turned off 45 days after Christmas. If you haven't already done so, please arrange for someone to turn off your lights.

The in-ground sprinkler system will be installed as soon as weather permits. Plans and estimates for landscaping the north side of the entrance are being obtained, with completion expected this summer. A contract has been approved for improving

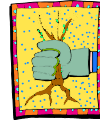
the wetlands along Gothic Road. The silt will be cleaned out, additional dams built, and landscaping installed. There will be no cost to the Villas. Also, we plan to hire a contractor to address the noxious weeds (primarily thistle) that are thriving in the wetlands.

The revised Declaration is being reviewed by our attorney. We hope to get it out to owners for a vote within the next few months. I'll have to admit that my job (skiing) has delayed the process somewhat.

Remember to periodically check out our website at www.villasowners.org for current Villas information as well as links to area websites.



NOXIOUS WEEDS



From Bettye Keiser

What is a noxious weed? A weed can be described as a plant that is invasive and alien to the surrounding area. A noxious weed is one that is on a federal, state, or local list that recommends or requires management of that plant.

The Colorado Legislature enacted the Colorado Noxious Weed Act in 1990 and established the State Noxious Weed Management Trust Fund in 1996. Each Colorado county and municipality is required to have a noxious weed management program. Gunnison County has a dedicated employee to implement its program. The Governor issued an executive order stating: "All land owners have a

responsibility to plan and implement a coordinated program that utilizes a variety of integrated methods to manage noxious weeds."

Noxious weeds displace native wildlife and plants. Noxious weeds dominate plant communities, forcing out native plants. Wildlife dependent on native plants are also forced out.

More information on noxious weed identification and management will be provided in future newsletters and meetings, as well as the website.



CONSTRUCTION ACTIVITY

From Steve Lunney

Construction continues to move ahead of or on schedule, depending upon which building we are looking at. Two happy Villas homeowners have joined us in Lot 17, as that building was completed in December. Siding is near completion on several buildings on Lots 23-27, and it is looking very good.

As we get further into the project, we will have less traffic congestion. Please remember that as we get into the warmer days, there will be considerable runoff. Mitigation methods are in place; however, driveways were designed to move water down the hill. Some of the older Villas units have driveways that are not properly shaped and tend to funnel water into the garage area. We will do what we can to prevent any of "our" mud from crossing the street, and we will clean up what does migrate. Please keep in mind that it is called "Mud Season" for a reason.

With that in mind, we will be moving ahead with landscaping on Lots 23-27 as soon as it is possible to not only enhance the neighborhood appearance, but to also further mitigate tracking mud around the neighborhood. CBMR, VSD and the Town of Mt. Crested Butte have signed an agreement to repair Snowmass Road after completion of construction. Costs are to be paid by CBMR and VSD.

All subcontractors have been reminded that smoking is only allowed in designated areas. If any have sought shelter under your garage overhang, I apologize and would like to know if it happens again.

Your concerns and comments have been heard, both positive and negative. We will continue to address them and try to be ahead of the curve. Thank you for your continued patience and support.

STAINING PROGRAM

From Bobby Jarvis



The staining program will begin again this summer. Our objectives will be to protect those buildings most in need and to reduce the number of colors. There are currently four different colors. Cost estimates were obtained to corn blast those buildings with solid stain and to re-stain with transparent stain. The cost is prohibitive. Therefore, the decision was made to use the dark solid stain for buildings 1 through 7, which will match the color of the buildings under construction, and to use the transparent stain for the remaining buildings. If our cost estimates are accurate, we should be able to stain buildings 2, 3, 4, 14, and 15 this summer. Those are the buildings needing it the most. Then we will set up a plan to continue staining some units each year.