

VILLAS NOTES

June 2007

Gary Keiser

The cool temperatures and light but frequent rain/snow have provided enough moisture so that content in the forest vegetation is about normal, even with the lighter snow pack. The wild flowers are numerous. On the other hand, the noxious weeds are also prospering. Our biggest problems are the thistle and scentless chamomile. You can see improvements in the areas we addressed last year, but we didn't get them all. Please look over your lot and get them early before they seed and spread, either by spraying or pulling. The Villas noxious weed control program will address the common wetlands, probably in July but dependent upon timing of the wetlands mitigation.

We still have hoses being moved around our front lawns, but not for long. Installation of the in-ground sprinkler system should begin later this month and be completed in a week. A narrow trench will be dug along the road in front of each unit and across each driveway. The automatic system will cover the front lawn and landscaping except for landscaping next to the building under the front window. We will also be able to automatically water trees and bushes behind each unit with above ground lines. The system should improve survival rate of landscaping, reduce labor costs, and eliminate those hoses.

Staining of the five most needed buildings should begin in July. The work will include decks and doors. We are still trying to

obtain a reasonable estimate for landscaping at the entrance, so it won't be done until later in the summer.

Ballots have been sent to all owners seeking approval of the revised Declaration. The revisions comply with new Colorado legislation and are much easier to understand and interpret. We must have 67% approval, so please send in your ballot by June 27.



New Neighbors

Bobby Jarvis

The planned development to the north of the Snowmass cul-de-sac is called The Enclave at Andesite Pointe. They are in full sales mode and plan to begin earth work very shortly. We can expect to see increased construction traffic on Snowmass.

Annual HOA Meeting
July 24, 2007
9:00AM
Plaza Conference Room
Mt. Crested Butte





Construction Activity

Steve Lunney



Construction still continues to move ahead of schedule, which is positive for all of us. We will start to see closings of the new units on Lots 23-27 in late June and running through October. Backfill between the buildings will start the week of June 18 and should take roughly five weeks to complete. Once complete, the landscaping will be installed for each building transforming the street into the beautiful place we have all been waiting for. Driveways will start to be paved and Snowmass road through the intersection of Mineral point and the beginning part of Mineral Point will be repaved sometime in July. Note that we do have the Town maintenance department on street sweeping every week, but sometimes they do not show up.

Utilities on Marcellina Lane are being installed, and the road will be complete sometime in August with a coat of asphalt going down. We will then begin construction on two buildings of new, but similar design.

The entrance sign/monument is now being designed by a professional after seeing some other nice entrance features in the area. I would like to see this feature approved and installed later this summer.

Villas Summit Development chipped in to close the budget gap for the Town's Fourth of July fireworks, so please make sure you don't miss those.