

VILLAS NOTES

October 2007

Gary Keiser



The colors were nice but spotty this year. Now that we've had a hard frost and light snow, the leaves are falling fast. The active bear season is about over, but it was a very active season. Remember, they were here first. The Town has enacted new regulations to discourage bear activity. Trash containers should be placed out no earlier than 5:30 a.m. on the day of pick up and returned inside no later than 6:00 p.m. Bird feeders must be inaccessible to bears. The fines are substantial.

The sprinkler system was finally installed and worked well, plus no more hoses in our front yards. The new system was crucial to keeping our newly installed landscaping alive. The sprinkler heads are near the road, so care should be taken to avoid driving or parking on them. The driveway cuts made to install the water lines are scheduled to be repaired this month when Snowmass is resurfaced.

Our staining contractor failed us. First he delayed until September, and then he informed us that he was too busy. We tried to find another contractor, but couldn't. We will have double staining next year, but schedule it earlier.

The heavy equipment work on the new units along Snowmass was replaced by the earth moving phase from our new neighbors at The Enclave at Andesite Point. We have had several discussions with the Town trying to reduce the dust and clean Snowmass. Hopefully, the dirt work will be finished this fall.

Check out our web site at www.villasowners.com. You will find the revised Declaration approved this summer and minutes for the annual meeting held in July. Shortly after the October 23 board meeting, we will post the financial results for the 2006/2007 fiscal year and the budget for next year.

The Villas Roof

Bobby Jarvis



This past summer, the Board of Directors had lengthy discussions concerning the roofs of the Villas. The discussions were centered around the maintenance of the roofs and whether or not the HOA should take over this responsibility. After much debate, the Board decided it would be too difficult to decide what level of wear each roof was at and how to be fair about assessing fees to get all of the roofs on an equal maintenance program.

Since the Board is not responsible for maintaining the roofs and will not assume that responsibility, I want to describe roof maintenance procedures each owner should be following. There are several homeowners that have been doing this for years, and you can certainly tell the difference.

Each roof should be oiled every 3 or 4 years. This oiling will protect the cedar shingles from UV rays that cause the shingle to curl up. This “curling up” will cause these shingles to be pulled out as the snow on your roof slides thereby allowing water through.

Oiling will also prolong the life of your roof. These are typically 20-year roofs. Due to the very harsh weather we experience in Crested Butte, they may not last that long. A well-maintained roof will last 5 to 6 years longer than one not maintained.

The cost of this roof oiling is around \$800 per unit. There are several people who do this in the area, and we will post a number on our web site if you want to contact someone to oil your roof.



Construction News

Steve Lunney

Snowmass is finally being paved this week, and Mineral Point is being patched. This should make life much better for owners. Landscaping of the new units on Snowmass should be about 80% complete this fall, only limited by availability of materials. Four of the new units have closed, and 3 more are scheduled to close by the end of November. I expect there to be little additional construction work on the Snowmass units after the lifts open.

We hope to complete the Town inspection of Snowmass and Mineral Point shortly. The Town requires 12 months between inspection and assumption of maintenance, to allow time to complete any required improvements. We expect to move the construction trailer before major snows, and hope to begin construction on the first unit in Phase V soon.