

VILLAS NOTES

March 2008

Gary Keiser



It has been an epic snow year. CBMR has recorded 370 inches so far with 415 being the all-time record for a ski season. The skiing continues to be great and should be through closing on April 13.

Of course, the heavy snow has created some problems. The first half of Snowmass is now clear, and after a couple more scrapings, the remainder of our roads will be clear. Some of the roofs have begun to slide, but there is no place for snow to slide in the front of our units, since the snow is from the road to the roof. So far drainage is working, but there is a long way to go. We all need to be diligent in watching for leaks. Snow melt backing up under the shingles or coming through the foundation are real threats.

Those of you visiting this winter may have noticed the construction activity in the wetlands. This activity is the mitigation we were expecting last summer to bring the wetlands back to their original state. Rock structures to retain water are being installed and landscaping will be added this spring. The developer of Nevada Ridge is doing the work at no cost to us as a condition of the Town's approval of their development plan. Upon completion the view of The Villas from Gothic Road should be improved.

At the time Villas Summit Development purchased the undeveloped portion of The Villas, they agreed to separate Phase V from Villas at Mt. Crested Butte Association. Phase V will be built entirely along Marcellina, and therefore it will be physically separate from Phases I-IV. That separation is scheduled to take place at the April board meeting and will result in control of the HOA transferring from the developer to the individual owners.



Phone Lines

Bobby Jarvis

When the first Villas were constructed, Qwest had a several-year wait to install new phone lines. Therefore the developer, old CBMR, installed lines from their building. All of our phone service, except for the 10 new units, is through these lines. As a result, some owners experience service problems, and additional Qwest services are not available. Last year we paid Qwest to inspect the lines in hopes they would be willing to take them over. Their report gave us several pages of technical jargon with items to be corrected. We have found a contractor to review the report. Among his more important findings are: “Improper grounding may result in damage to equipment in homes from lightning.” And “Over time this plant will deteriorate to a point of not functioning at all.” We are waiting for a cost estimate before deciding upon a course of action.



Fire Update

Joan West

You may recall that a unit on Snowmass was damaged by a fire started by the toe heater in the master bathroom. The adjoining unit was not damaged so the firewall worked. Reconstruction is now underway. The Fire Chief stated that the building was saved because the fire department was directly wired to the smoke alarm, and arrived before the fire could spread.

An anyone wanting information on a Smoke & High Temperature Alarm System can contact Tom at H.V.M. Security in Crested Butte (970)349-7400 to request a proposal. This proposal includes monitored service of your smoke alarms as well as installation of a knox box. The cost is approximately \$1300.00 for installation and \$26.00 per month monitoring fee. There are several add-ons available to the system including a low temperature detector and motion detectors. You may receive insurance premium reductions for these monitoring services.

The Fire Chief strongly recommends installation of a knox box for each unit. It is a small black box installed on the outside of your unit that contains a key and any codes to access your unit. This box can be used by the Fire Department to access your unit in an emergency. It will save time to gain access and damage to your door. A knox box is about the size of 3 packs of cigarettes and is black in color. The cost to purchase a box is \$150.00. To purchase a knox box call Rick Ems at the Crested Butte Fire Department (970)349-5333 ext. 2. The Board of Directors recommends that all Villa owners have a knox box installed.