

VILLAS NOTES



June 2008

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Gary Keiser

Summer has finally arrived at Mt. Crested Butte. The snow is gone, except for the mountaintops, but left some damaged landscaping. We are in process of trimming broken branches, removing dead aspens, and staking trees. With all the moisture, the wildflowers should be great, but a little late.

Before paving Snowmass last fall, the contractor broke up and removed the old pavement. Unfortunately, they also destroyed part of our newly installed sprinkler system. Soaker hoses are in place, and lawns are getting water. The replacement line will be installed as soon as contractors are available.

Construction has begun by our neighbor, Andesite. We can expect construction traffic on Snowmass all summer. However, VSD has decided not to begin additional construction this summer.

Construction on our wetlands continues. They dug in the snow most of the winter and are now moving mud around. The end result should be some pools of water with the "dams" supported by rock. As the pools fill with silt every few years, the dams will support equipment to clean out the pools. We are also to get trees. Fortunately, we are not paying for it.

The Town is enforcing the new trash ordinance designed to discourage bears. Trash may be placed at the curb no sooner than the night before pick-up, Wednesday except for a holiday week. Trash must be in a trashcan with a lid, and the cans are to be removed from the curb by the end of the day.

The annual meeting will be held on July 22. A meeting announcement with details will be distributed in early July.



GOVERNANCE

Gary Keiser

At the April Board meeting, the Board voted to separate Phase V from the Villas At Mt. Crested Butte Association (Villas HOA) in accordance with a 2005 agreement. Phase V consists of the lots accessed from Marcellina. A separate HOA will be formed for those lots. The Villas HOA consists of the 44 units now built plus lot 18 at the end of Mineral Point and lots 41 & 42 near the entrance restricted for community housing. Villas Summit Development (VSD) owns these three vacant lots as well as Phase V.

As a result of the separation, control of the Board of Directors of Villas HOA moved from VSD to the individual homeowners. One of the VSD directors resigned in March and Pete Chamberland, 123

Snowmass, was appointed to fill his term at the April meeting. The two remaining VSD board seats automatically terminated with the change in control effective May 31. Therefore, the Board will appoint two directors at the July meeting. Steve Lunney, VSD general manager has agreed to fill one seat, as VSD still owns four units and three lots.

Additionally, the terms of the other two directors end with the July meeting. Both Bobby Jarvis and I have agreed to stand for re-election. More information on the election will be forthcoming with the July 22nd annual meeting announcement.



Alternative Phone Service

Joan West

Phone/Internet/Cable Options

I contacted Time Warner Cable Company to inquire about alternative phone service for The Villas at Mt. Crested Butte. They informed me that digital phone service is available for your units at The Villas. Here are the rates:

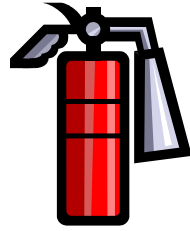
\$49.95 per month for digital phone service-includes long distance within US, Canada, PR

\$44.95 per month for Internet service-10 times faster than DSL

\$60.94 per month for Cable-110 channels-includes equipment rental

To bundle all of these options-**\$140.84** per month.

To subscribe to any of these services, call **1-866-363-6376**



Toe Kick Heaters could be Fire Hazard

Joan West

On April 15, 2008 the Crested Butte Fire Protection District issued a letter to all homeowners at The Villas at Mt. Crested Butte putting you on notice that you should disconnect all toe kick heaters in your units until they can be checked out by an electrician to insure that they have been properly wired and installed according to manufacturers requirements. The concern arose during the investigation of the fire that occurred in unit 137 Snowmass Road. After reviewing photos from the fire scene, Phoenix Investigations, Inc. felt that these heaters, if wired incorrectly could pose a fire hazard to units that house these heaters. Crested Butte Electrical, Inc here in Crested Butte was contacted by the Crested Butte Fire Department to take charge of the inspections. Only 18 of the 34 units in question (Buildings 1 through 17) have been checked. If you have not contacted Crested Butte Electrical to have your toe kick heaters checked, please do so immediately. A phone call to **970-349-5265** could save your unit from fire as well as those units around you.