

VILLAS NOTES

Managers Letter

December 2012

Winter is slow to arrive this year with temps warmer than average and very little snow. Long range forecasts predict a warm winter and average snowfall for most of Colorado. CBMR has been making snow every chance they get, and has the usual early season runs open. Let's hope that average winter kicks in soon.



The Villas HOA finished the 2012 fiscal year under budget and erased most of the 2011 deficit, due primarily to the less than budgeted snow removal costs. We ended the year with about \$60,000 in equity and no significantly past due accounts. A budget has been approved for 2013 that keeps

dues at \$675 per quarter, with only minor changes from last year's budget.

At the July annual owners' meeting Bobby Jarvis and Gary Keiser were reelected to their positions on the board of directors. Meeting dates have been set for 2013: January 14th, April 9th, July 16th, and October 15th. Meetings are held at 9am in the Plaza conference room and open to all owners.



Signs were a subject of discussion at the October board meeting. A recent question from an owner about posting signs on their Villa led to some digging through old minutes and our Villas declarations. It was determined that our declarations clearly prohibit posting signs of any kind (other than political, which are allowed before an election). The declaration as written even prohibits real estate signs. The 2004 annual meeting of owners voted to allow one real estate sign mounted on a Villa, and only on the front door side of the building. However, the 2008 declarations approved by the owners' included the original prohibitions on real estate signs. The board decided to not enforce the sign rule at this time, and to get input from owners on the subject. Owners are requested to follow the 2004 vote allowing only one sign mounted the front door side of the building. A complete copy

of the 2008 declarations is available at www.villasowners.org password snowmass.



Years of service have taken their toll on the buried phone lines at the Villas. Many of the phone pedestals in the neighborhood are falling apart. The phone lines serving all of the older style Villas are not owned or maintained by Century Link. After surveying owners, it was determined that the land lines are not used enough to warrant the maintenance expense. Most villa owners use Time Warner Cable for a land line, or simply rely on cell phone service. During the summer of 2013 we will remove the remaining phone pedestals and abandon the underground lines. Those owners still using Century Link will need to make the change to Time Warner. Villas Summit owners will not see any changes; your phone lines are owned and maintained by Century Link.

The abandoned development at Andesite Point has a new owner, Tom Anthony. The bank owned property sold for just \$244,000. The new owner does not plan to develop the

property himself and made the purchase as an investment. He intends to be a good neighbor by dealing with the water runoff problem and keeping his noxious weeds sprayed.

Bobby Jarvis is back at home and recovering from his surgery. While in Colorado for hunting season, complications from Crohn's disease led to a life flight, emergency surgery, and a long hospital stay. Thanks to all of you for your prayers and well wishes. Look for Danger Bob to be back in action by the time the snow gets deep.

(Separate page starts here, for posting on the refrigerator door or including in your guestbook.)

Parking: No on street parking is allowed. Please park in your driveway. Overflow parking is available at the Mineral Point and Snowmass Road intersection. Avoid parking on the grass as this can damage our sprinkler system.

Trash: Trash pickup is on Wednesday. Do not place trash out the night before. We have animals in the area that will scatter your trash if left out. If a federal holiday occurs on or before Wednesday trash will be picked up on Thursday. Recycled plastic and glass can be comingled in one container, cardboard and paper in the other.

Pets: Owners must pick up all dog waste. A bag dispenser and waste bin is located next to the overflow parking area. Please refrain from emptying your dog in your neighbor's yard and use the road edge or overflow parking area for dog walking.

Snow: Roads and drives are cleared when snow accumulates to 6 inches. Be aware that roof snow can slide, and icicles can fall.

Manager Contact: Red Mountain Property Management, Rob Boyle 275-5684

Website: www.villasowners.org password is snowmass

