

# VILLAS NOTES

## Managers Letter

Summer 2012

The winter of 2012 left our mountains with little snow for spring runoff, and a little extra cash in the snow plow budget. The El Nino weather pattern seems to be continuing into summer and has brought an early start to our biking and hiking season here in the Gunnison valley. The Villas are prepared to irrigate our trees and lawns as much as needed as we hope for the arrival of our summer monsoon season.



Our HOA budget that was hit hard by the plow expenses of the big winter in 2011 has seen a full recovery. Pete Chamberland and the guys from Lacy Construction were only

called on for plowing a total of 11 times this winter. Our HOA's budget is expected to stay on track this summer as we continue to do our routine building and grounds maintenance.

Wildflower season may not be as spectacular as usual in the mountains due to drought conditions but the flowers in our Villas gardens should be as colorful and vibrant as ever. We have added top soil, wildflower seeds and irrigation to the open space south of our entrance on Snowmass Road. We have also extended the garden that lies on the north side of our Villas entrance. Jen Robinson of Barefoot Gardener will be making her rounds to keep all of our flower beds in prime condition, and watering any areas that are not covered by our irrigation system. Our lawns are also off to a good start this summer after melting out from the snow cover a couple weeks ahead of schedule. We will try to water just enough to keep things green while conserving water. Dog owners are encouraged to walk their dogs in any of our common areas that are not turf or gardens. The dry lawns are easily burned by dog urine.





The dry weather should not keep us from enjoying our favorite summer activities. Our lakes are still full from last year and have water to keep the fishing and rafting going through the summer. Mountain and road bike season got off to an early start with most of our trails open in early June. We will also see the return of the USA Pro Cycling Challenge in August. If you can't be here for the excitement, watch the riders pass the Villas on NBC Sports on August 21.





Our annual HOA meeting is scheduled for July 17, 2012. We will be meeting at the in the conference room of the Plaza building, right across the street from the Villas. This is a great opportunity to meet your neighbors and discuss any thoughts you have on the Villas. Two of our board members will be up for re-election at this meeting. Gary Keiser and Bobby Jarvis have both agreed to be nominated for another term.