

# VILLAS NOTES

## Managers Letter

Winter 2014

Ski season is here and is off to a great start. CBMR reports the best early season conditions in a decade, and as of early December boasts a total snowfall of 83" and a base of 46".

The Silver Queen, Red Lady, Paradise, and East River lifts are up and running. Check out the CBMR website to see the latest snow reports and list of events planned for this winter.

<http://www.skicb.com/>



The HOA financial results for the year ended September 30 showed a net income after capital expenditures of

approximately \$1,000. Most revenue and expense categories were very close to budget except snow removal and staining. Snow removal was \$5,000 under budget due to the lack of snow and staining was \$4,700 over budget because the Board decided to stain a fifth building after the positive snow removal variance.

The board of directors approved the 2014 budget at the October meeting. The budget provides for a more normal snow removal expense, staining 5 buildings, and some cost increases. Staining 5 buildings each year is necessary to maintain the buildings. In order to balance the budget an assessments increase of \$25 per month was approved, beginning January 1. There has not been an increase in assessments since 2005. The budget, as well as other financials can be found on the Villas website. [www.villaowners.org](http://www.villaowners.org) password: snowmass

Winter living in Mt. Crested Butte comes with some challenges. Please be aware that roof snow can slide and bury cars, or even people. Be cautious of where children play, and



try to keep them out of roof slide areas. The newer Villas are prone to developing icicles over the front door and sidewalk. These chunks of ice can

grow to hundreds of pounds and pose a significant hazard. If your Villa has an ice problem you should remind guests to access through the garage door or have the ice hazard removed. Ice removal is not provided by the HOA, but Rob Boyle can be hired to deal with the ice as it develops. An engineered ice melt system was installed on the Villa at 118 Snowmass Rd. It cost about \$4000 and is working quite well.

The HOA would like to remind owners of some of our rules and regulations. No trailers of any kind may be stored outside, and; mountain bikes, snowmobiles, ATV's, trash cans, grills and shovels must all be stored inside. Dogs must be kept under their owners control at all times, and owners must clean up all dog waste. Please don't let your barking dog become a problem for your neighbor. Place trash at the curb on trash day, not the night before. Trash should be placed in a tightly sealed can. Trash left in bags is quickly scattered by foxes, coyotes, and birds.



The Board of Directors meetings for 2014 will be as follows: Jan 21, April 15, July 15, and Oc. 21. The annual HOA owners

meeting will be on July 15. All meetings will be held in the conference room at the Plaza at 9am.