

Villas Notes

February 2015

The winter of 2014/2015 is not shaping up to be one of our snowiest, but it has been a warm one. Crested Butte Mountain Resort is reporting a base of 40" as of early February, and the Gunnison river basin is at 83% of normal snowpack. While the mountain has not had very many powder days, skiers are taking advantage of the warm sunny days and enjoying spring skiing conditions in midwinter.



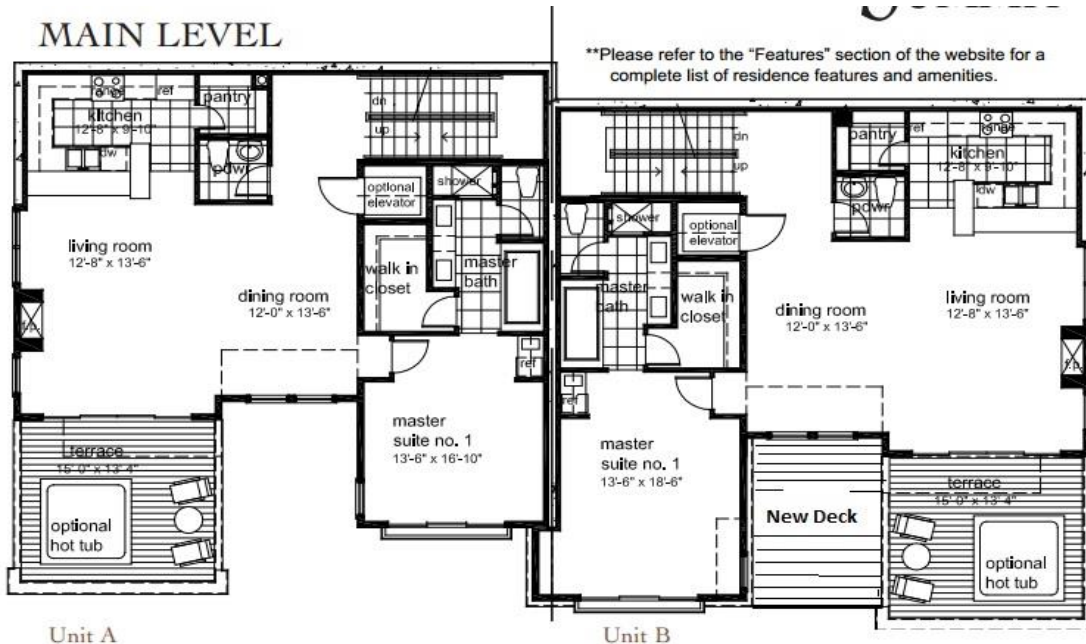
The real estate market around Crested Butte has been holding steady, and the Villas have seen their share of properties changing hands. The sales volume for 2014 was in line with the previous year, and single family homes have seen the biggest increase in value. For a full report on the Crested Butte real estate market, check out Chris Kopf's website.

<http://www.chriskopf.com/category/crested-butte-real-estate-market-reports/>

The Villas Board of Directors has been reviewing some proposed architectural changes involving decks and roofing materials. The Board has given preliminary approval for a deck improvement to an original style Villa, and is considering approval for a deck expansion on a Villa Summit unit.

The owners of 111 Snowmass have received approval to enlarge the main floor deck, a change that would make the small angled portion of deck a usable full size deck area. This enlargement of the deck will involve adding one more log support post; yet will keep a very similar appearance to neighboring decks.

The Villa at 100 Snowmass, a newer Villa Summit unit, is being considered for a deck expansion as well. This change would have a new section of deck that covers the sidewalk area leading to the front door. The proposal would include a heated roof edge and gutter to mitigate the ice hazard that forms over the front door. The board is giving other owners a little more time to provide input on this before making a decision. If you would like to comment to the board, please send emails to rob@redmountainbuilders.us



The original style Villas are equipped with cedar shake roofs, a roof style that has served us well over the years. With the increased frequency and severity of forest fires in Colorado, these roofs have made it expensive and difficult to insure a Villa. The oldest Villas are just now reaching the typical 20 year lifespan of a shake roof, and the board is exploring options for roofing material that will pose less of a fire risk and offer less expensive insurance options. The board will be discussing this with owners at our annual HOA meeting in July, and comparing some samples of roofing materials at that time.

