

# Villas Notes

Fall 2018



The temperature is falling and snow should not be far behind. The Colorado mountains saw an earlier than usual coming of fall colors, likely due to the drought. The Villas grounds fared well with minimal watering this summer, we kept it green just running the sprinklers twice per week. The flowerbeds were all treated with a layer of “gunni gold” fertilizer and mulch combo that helps to retain moisture and our lawns got a dose of “Revive” plus the usual fertilizer.

Our irrigation system has been shut down for the season and the grounds are getting one final dose of rain right now from the remnants of hurricane Rosa. Those of you with hanging baskets may have to hand water for these last couple weeks of above freezing weather.

## TV and Internet

Sundial Communications has started on their installation at the Villas. They will be providing TV signal from Dish Network with new satellite dishes placed strategically around the neighborhood. It will take a few more weeks to get the dishes installed and the wires buried and routed to your homes. The service should be getting turned on by November 1, 2018. Expect to see an increase of \$50 per month on HOA dues to cover the bulk rate on the new TV and internet service.

Owners wanting to expand the service beyond the standard one TV will need to contact Randall at Sundial Communications. Randall Alexander 970-423-1043  
[randall@sundialcommunications.com](mailto:randall@sundialcommunications.com)



## Water Heater Troubles



Many of the Villas are getting to the 18 year old mark, which is also about the lifespan of a typical water heater. Most of the older style Villas

have side by side 75 or 50 gallon gas heaters that are pretty straight forward to replace. Typical cost for getting two done is about \$4500. Waiting until the heaters leak can lead to costly repairs to water damaged walls downstairs. New Style Villas have not reached the time of replacing yet but should still be serviced every 5 years to keep them running efficient.

## The Neighborhood

The deal is done and Crested Butte is now part of Vail Resorts. Before the sale was final we saw a rush to buy real estate in the Valley including the Villas. There is only one Villas left on the market at this time, 114 Snowmass. Most locals are excited for the new ownership and expect to see a well-maintained ski area with some new money to be invested. Vail has a solid record of providing a quality ski experience. Prices for the epic pass go up on October 6<sup>th</sup>, so get online and buy your pass now.

Lot 18 is getting closer to being built on, Matt Brezonick expects to break ground soon and will be building the last duplex for the Villas. If you want to get an offer in on the newest Villa, call Matt at (970)250 -8085

There has been rumor of building on the project at the end of Snowmass Rd, but nothing has gone through the building department yet. The same goes for Villas phase 6, on Marcelina Rd above the Villas. They have been working on the infrastructure but now new homebuilding just yet. While these new projects may share a common road, or use the Villa name they will not be part of our HOA.

# VAIL RESORTS®



## Trash Service

Many Villas owners have expressed their disappointment with the quality of service we are getting from waste management. For years they were the only option for trash pickup, but recently one of the smaller trash service providers has begun to offer curbside pickup and recycling. We are under contract with Waste Management until January 2019, starting on that date we will make the switch to Golden Eagle Trash. They will provide us with 90 gallon cans

and recycle bins as requested. The price of \$30 per month will be added to your HOA dues and you will see the same expense removed from your city water and sanitation bill.

Check out the Villas website [www.villasowners.org](http://www.villasowners.org) see

Or on facebook at [www.facebook.com/VillasCrestedButte/](http://www.facebook.com/VillasCrestedButte/)

Contact your property manager, Rob Boyle of Lupine Property Management

[rob@lupinepm.com](mailto:rob@lupinepm.com) or 970-275-5684

Your HOA manager as well as Villas handyman and now offering short term rental management.