

Villas Notes

Manager's Letter Summer 2016

The summer of 2016 is off to a very good start, we are getting just the right amount of rain and the wildflowers and forests are looking very robust. Jennifer Robinson has been hard at work getting all of our flowerbeds weeded and mulched and has the early season flowers blooming already.



Jennifer tends to individual gardens, as well as the common grounds flowerbeds. She can help you get your garden looking it's best. The HOA covers routine care of all of our flowerbeds but owners need to make their own arrangements to add mulch or new flowers.

Jen can be reached at 970-275-4069

The Villas Summit homes have been dealing with some water damage and many of the owners have followed through with repairs and changes to the deck parapet wall caps. The short wall surrounding the deck was poorly designed and allowed rain and snow melt water to enter the wall. Some homes only had slight damage, others had full blown rot that had to be removed and rebuilt. The repairs involved removing the stone cap and replacing it with a sloped metal cap, as well as changing out the wood caps with sloped caps over rubber membrane and flashing. Owners need to arrange their own repairs.



Summer maintenance at the Villas includes lawn care, building maintenance and building staining. We are staining 5 buildings this year, with 3 of them already completed. We stained Villa 17 with a thick coat of natural oil stain, it protects the wood and preserves the natural beauty of the cedar siding and pine logs. The Villas Summit units also get oil stain, but in a solid tint of gray, brown, and red.



Tips and tricks for Villa owners:

The dryer vents on your Villa need to be cleaned out from time to time. The buildup of lint can reduce the efficiency of your dryer as well as pose a fire threat. Check with your carpet cleaner, they can usually do this for you.

Most Villas have a hot water circulation pump that keeps your domestic hot water flowing in a big loop through your home, this speeds up the time to get hot water flowing. These pumps just waste electricity when you are away, they can be turned off by flipping a switch in your boiler room. On the same note, if your place takes forever to get hot water to the upstairs shower you can check to see that the pump got turned back on.

Hidden Breaker- If you lose power to a room and can't find the breaker, check in the box that houses your electric meter. Sometimes an extra breaker can be found there.

Is your water meter making a hideous noise? Does your plumbing sound like someone is pounding on the pipe with a hammer? Don't panic. It's got nothing to do with your homes plumbing but is something going on with the water main. It's been going on for years and no plumber or water department employee can figure out the cause.

Please use conventional traps instead of pellet poison for catching mice and other rodents, we have a family of foxes that live in the neighborhood and they are our best line of defense against the rodent population.

Meet your Neighbors:

We have our annual HOA meeting coming up! Join us on Tuesday July 19, 9am at the Plaza Conference Room. All of the HOA's quarterly board of directors meetings are open to owners, but the annual meeting is where we try to get everyone to attend. We will be discussing replacement roof materials, electing a new board member and talking about anything Villas related.

You can also find your neighbors on social media, www.facebook.com/VillasCrestedButte or check out our website www.villasowners.org

Speed Limit: The Villas are packed with familys enjoying time with their kids and dogs, going for walks and riding bikes. Please remind all of your guests that we need to keep the speed down to 15 mph.

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. Please use a can for your trash, we have animals in the area that will
scatter your trash if left in a bag. 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. Please arrange recycling so that it does not blow away.

Pets: Owners must pick up all dog waste. A bag dispenser and
waste bin is located next to the overflow parking area. Your neighbors hate it when you
leave dog waste in their yard.

Snow: Roads and drives are cleared when snow accumulates to
6 inches. Ice removal is the responsibility of the owner.

Roof snow can slide and large icicles can fall. Manager Contact: Lupine Property
Management, Rob Boyle 275-5684

Website: www.villasowners.org password is snowmass

Gardener: Jen Robinson 970-275-4069

Roofs: Roof maintenance is not covered by your HOA, many villas lose a few shingles or
roof screws every winter.