

Villas Notes

Winter 2020

Skiing is off to a snowy start for the 2019/2020 season.

We had a super cold October, a dry November and finally had snow kick in for December. The mountain has 58% of the terrain open and all the lifts except for the north face and high lift, the [pow cams](#) are a great way for up to the minute snow info.

The Villas have been handling the snow just fine, with plowing keeping up with the snowfall. Those of us with four-wheel drive find Snowmass Rd easy to navigate, but our guests with less capable vehicles still struggle. If you anticipate having visitors with small cars please consider keeping a stash of sand in your garage, these can be purchased by the tube from ACE hardware. Steep driveways pose an even bigger challenge for those with street tires.

Crested Butte has been seeing property values go up and Villas have been selling not long after hitting the market.

The only villas on the market at this time are located at lot 18 and should be ready to move into next summer.

Look up real estate agent [Channing Boucher](#) if you are interested in the newest villas.



The cost of maintenance at the Villas is seeing an increase this year, snow removal and city water being the larger increases. We had been at a price of \$1250 per snow event since 2008, the increase to \$1750 was not unexpected. We do have the most reliable snow removal contractor in the valley with Lacy Construction. The contract is to do our streets and driveways and to shovel walk ways for the Summit Villas.

The Town of Mt CB has recently hit us with a drastic increase in the cost of water. Next summer we will be over \$8 per 1000 gallons, which can add up quickly watering 44 lawns. We will do everything we can to conserve water, and attempt to negotiate a group rate for the HOA. We might still see water bills for the HOA over \$3000 per month for midsummer.

The Villas board of directors voted to make an increase to assessments that will start with the new year, owners can expect quarterly dues to go from \$900 to \$1050, or monthly dues of \$350.

Many of the Villas are on the short-term rental market, some by owner and some with local agencies. Town of

Mt Crested Butte is making some new regulations for those homes and will be strictly enforcing them. There is a detailed list on the [town website](#) of new taxes and rules. Please make sure your renters are informed that there is no parking on any street in Mt CB. Guests must park in your driveway, or in overflow parking lot. Please inform them that parking on the lawn is also not allowed.

Preventative maintenance:

The Villas got started way back in 1996, and some parts of the homes are starting to show their age. In the last few years we have had a couple homes experience leaks in the boiler room. The newer villas are fortunate to have concrete floors and a floor drain in their boiler-room, the older villas unfortunately do not handle leaks well. Many owners have already replaced the water heaters before they start to leak, and install a pan under each new one to collect any leaks. There is still potential for leaks that don't land in the pan, and these can cause extensive damage quickly. There are a few different options out there for water detectors that connect to WIFI. These could alert you before extensive damage is done. HVM

security is a local contractor for this and there are do it yourself options as well.

The Villas does not restrict owners from putting hot tubs on the deck, but the HOA requires that owners consult an engineer first to ensure the load carrying capacity is adequate. The extra heavy loads that come with a tub require owners to also do routine inspections of the decks supporting these tubs.

Sundial Lawsuit

We took sundial to small claims court this fall and won our case. We sued for the maximum allowed in small claims, \$7500. Collecting the judgment has its own challenges and will be an ongoing project for Rob.

Friendly Reminders:

Trash Day is Friday, keep trash in a closed container to keep the critters out.

Recycle only number 1 and 2 plastic; brown, clear and green glass; brown cardboard boxes flattened out.

Speed limit is 15

Dogs should be leashed and owners must clean up after them.

No parking on streets