

# Villas Notes

## Managers Letter Fall 2013

The summer of 2013 got off to a very dry start, leading to fire bans and watering restrictions in the Gunnison Valley. Fortunately monsoon season kicked in and by mid-July we were getting rain almost daily. The extra water has been great for the wildflowers in the back country, as well as the flowers and trees at the Villas. The afternoon showers are also great for keeping the dust down on the trails.



The Farmer's Almanac is predicting a "snowier than average" winter for the central mountains, with the same El Niño conditions that have fueled monsoon season carrying into winter. A snowy forecast, combined with low prices makes buying a ski-pass an easy decision

for 2013/2014. Contact CBMR by September 27<sup>th</sup> to get in on the \$599 season pass deal.

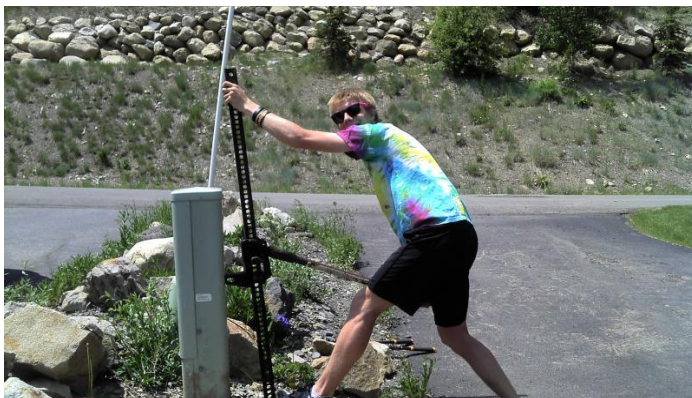


The grounds at the Villas have been looking spectacular again this year. Jennifer Robinson has been in charge of our flowerbeds this summer and has our well established gardens

coming back strong year after year. Our irrigation system performed well during the drought months and kept the lawns healthy and green while we waited for rain. The lawns will all receive one more feeding before they go dormant for the winter. The HOA maintains flowerbeds in our common areas and in the front yards of the Villas, owners are responsible for adding new flowers or mulch to their gardens. The hillside areas around the Villas are sprayed for noxious weeds, but not tended to by the garden crew.



The phone lines at the Villas were abandoned this summer and all of the banged up pedestals have been removed. The HOA voted that they would rather get rid of the phone system rather than pay to maintain the lines and pedestals.



The owners voted to amend the rule regarding signs at the Villas. The rules were changed to allow for one real estate sign per Villa. Section 9.3 Signs. No sign of any kind shall be displayed to public view on any portion of any lot, except political,

real estate, and security signs described below. Political signs not exceeding six square feet may be displayed no sooner than thirty days before an election and no longer than three days after an election. One real estate sign not exceeding six square feet and one

security sign not exceeding one square foot may be displayed only on the front door side of a villa and must be either attached to the building on the ground level or staked in the



ground within twelve inches of the building. All signs shall be properly maintained.

To provide emergency access to your villa, consider leaving a key, garage code, or local contact with the manager.

Below is a separate page of rules and information useful to your visitors.

**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.

A trash container is always available at the Town Hall on Gothic.

**Pets:** Owners must pick up all dog waste. A bag dispenser and waste bin is located next to the overflow parking area. Please refrain from emptying your dog in your neighbor's yard and use the road edge or overflow parking area for dog walking.

**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: Red Mountain Property Management, Rob

Boyle 275-5684

Website: [www.villasowners.org](http://www.villasowners.org) password is snowmass

Gardener: Jen Robinson 970-275-4069

