

VILLAS NOTES

MARCH 2009

PRESIDENT'S LETTER

Gary Keiser



Snowfall has been slightly above average this winter with 267 inches so far. Of course, that is way below the 370 inches we had at this time last year. Additionally, this year we have had more warm days, so the snow build-up is much less. Spring skiing is definitely here with sun almost every day and temperatures reaching into the 40's.

The lower snowfall and earlier melt has made snow removal from roads and drives easier. Although we could hope for quicker removal some days, our new contractor has generally done a good job. With 19 removals to date and 22 budgeted, we should be within budget.

The newly installed gas meter boxes have worked well. The meters have been clear of the snow without constant shoveling, and the gas company has been able to reach the meters when necessary.

ROOFS



Through the end of February, roof shoveling had been limited to those areas with deep snow due primarily to wind loading and the ten new units. The warm weather raised the threat of early snow sheds, so Rob and his helpers hustled to get all roofs shoveled. The remaining roof snow will hopefully melt in place or shed with no shingle damage. Major ice bergs formed over the doorways of the new units. These had to be cleared several times as they were a safety issue. Rob believes the problem was too much heat in the attic. This was addressed in 7 of the 10 units by insulating the can lights on the top floor and adding an attic vent. The board will reevaluate roof shoveling at the end of the snow season.

ASSESSMENT COLLECTIONS

The board clarified our collection policies at the last meeting and agreed to strictly enforce them. The policies are as follows:

- Quarterly assessment notices are sent electronically by the 10th day of the quarter
- Assessments are due within 30 days
- Unpaid balances are assessed a \$25 per month late fee when 60 days past due
- Interest of 1% per month is charged when accounts are 150 days past due
- A lien is filed and a \$100 lien fee charged when accounts are 195 days past due

Automatic monthly bank drafts are encouraged, and owners paying monthly are not considered past due. A lien has been filed on one delinquent owner.

TRASH AND RECYCLING



There have been a number of questions about our trash and recycling services. Following is a summary suitable for posting on your refrigerator for the benefit of guests and renters:

- Services are provided by Waste Management under contract with the town of Mt. Crested Butte.
- Curbside pick-up is on Wednesday. If there is a legal holiday earlier in the week, pick-up is on Thursday.

- Trash should be placed at the curb in containers with a secure lid no sooner than the morning of the pick-up.
- Aluminum, tin, brown glass, and plastics can be comingled in one bin.
- Bundled newspapers & magazines, bundled office paper, and bundled cardboard can be placed in a second bin. Recycling bins are available at no charge from Waste Management.
- All of the above plus green and clear glass can be taken to the Gunnison County recycling center near the airport in Gunnison.
- Trash can be taken to the dumpster near town hall at any time.

Mt. Crested Butte is a rural area with nearby wildlife. They will dig through your trash and spread it around the neighborhood if given a chance.

INSURANCE COVERAGE

Following is a summary of Association insurance coverage:

- Commercial general liability \$2,000,000
- Directors & officers liability 2,000,000
- General aggregate 4,000,000
- Dishonest bond on manager 100,000
- Liability insurance is with Colorado Casualty Insurance Co through 10/1/09
- Dishonesty bond is with Western Surety through 1/25/10

Owners are responsible for fire & casualty insurance on their units and contents.