

VILLAS NOTES

September 2008



PRESIDENT'S LETTER
Gary Keiser

Fall has arrived. We had snow in the mountains last week, and the aspens are finally starting to turn. It was a great summer with above average precipitation leading to great wildflowers and no wildfires.

The Association planted additional landscaping at the entrance and along the retaining wall this summer. With irrigation, the flowers survived and enhanced our entryway. Additionally, VSD added some wood chips to common areas and added some bushes and flowers. We hope to continue adding landscaping to the common areas next summer.

Our new irrigation system was disabled last fall during the Snowmass paving, and it took some time to get repairs made. After repairs it worked great.

With the slowing real estate market we had no major construction this summer either on lot 18 by VSD or at Andesite, although the latter has been doing some dirt and utilities work. The estimate to repair our underground phone lines was over \$1,000 per unit. After getting costs from Time Warner for phone, cable, and internet

service, the Board decided not to repair the phone lines, and recommend that owners with phone problems consider using Time Warner. Their cables are installed, generally work, and they provide service.

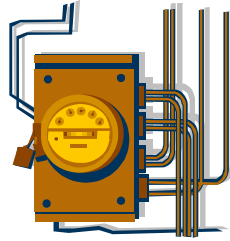
The wetlands project below Snowmass is almost finished. They have completed the two dams and planted trees and bushes all at no cost to us. We plan to spread some grass and wildflower seed this fall in the disturbed areas.

Most owners have had their toe/kick heaters inspected. Several problems were noted. The Association is contacting remaining owners to be assured that all have been inspected.

PROPERTY MANAGER

Blue Sky Property Management, Randy and Joan, have given notice that they will not be renewing their contract when it terminates at September 30. They have decided to spend more time at their ranch in Crawford, Colorado. We thank them for all their efforts over the last three years.

We have engaged a new manager. Rob and Karen Boyle will take over the management of the Villas effective October 1. Many of you know Rob as he helped to build 14 of our units, refurbished the Texas Stars unit after the fire, and has done work for numerous other owners. Considering his familiarity with our buildings and owners as well as past good service, we believe he and Karen will do a great job. A separate Villas PO Box has been opened and should be used for your assessment checks. Effective immediately, the Villas address is PO Box 302, Crested Butte, CO 81224. Call Rob and Karen at 970-349-7065. Rob's cell phone is 970-275-5684.



GAS METER BOXES

With the heavy snowfall last winter, several units experienced gas leaks and visits from the fire department. The leaks resulted from thawing and freezing of the snow covering meters. The Association has been warned by the fire department and the gas company to address this problem. Gas meter boxes will keep the snow from the meter. Therefore, the Board decided to require the construction of gas meter boxes at all units not already having them. Rob Boyle (970-275-5684) has been engaged to build the meter boxes, and owners will be charged for the work. He will also build boxes to cover the electric meter at a cost of \$500 per meter. The electric meter boxes are for appearance only and not required. However, if everyone built the electrical box, the covered wires and consistent look would be an improvement.



STAINING

Buildings 2, 3, 4, 6, and 7 have been stained. Buildings 8, 9, 14, and 15 remain to be completed this fall. Many owners have also contracted to have their roofs oiled. Roofs should be oiled every three years to keep from losing shingles and shortening the roof life. Roofs are the responsibility of individual owners. Additionally, due to lack of maintenance and snow slides several roofs now need shingle repairs. Individual notices have been sent to owners with roofs needing shingle repairs.