

Villas Notes

PRESIDENT'S LETTER

Gary Keiser

December 2008



Ski season is here. There are only a few runs open, but the snow is pretty good. The big news this week was the sale of the resort. Everyone is hoping that new owners with cash will jump start the real estate market.

Nine buildings were stained this year, which really improved the overall appearance. We expect to continue staining every year. The gas meter boxes have been installed, addressing the safety issue of broken gas lines.

Many owners had the log fence put up at the end of their driveways this summer. Most units now have them, and they look good. Thanks to Pete Chamberland for organizing the effort.

Our new property manager is off and running. Well, Rob can't really run with his leg in a cast. Contact information is posted on the website. Also on the web site are meeting minutes, financial information, and newsletters. Remember to send your assessments to our new address, PO Box 302.

The board appreciates the owners calling in to participate in board meetings. Dates for next year's meetings have been set: January 27, April 21, July 28, and October 27.

Our neighborhood foxes are still around. They are fun to see, but will get into your garbage if you let them. Trash pick up is Wednesday and should only be left in closed plastic cans.



FINANCES

We ended the year (September 30) with a slight operating income of \$2,356 and reserves of about \$56,000. The board decided to retain the reserves for future capital expenditures. The 2009 budget provides for additional landscaping, a big snow removal year, and staining four buildings. Complete financial statements and the budget can be viewed on the web site (www.villasowners.com).

ROOFS



Our Declaration states that roofs are the responsibility of the individual owner. That includes repairs, oiling, shoveling, and replacement. Last year the board considered taking over that responsibility, but decided against it because there was no equitable way to account for the varying condition of roofs. Subsequently, several new owners (flat-landers) have asked about roof shoveling, since that is only done in locations like CB with over 300 inches of snow. Our units are built to carry the weight of that snow, but wall cracks may occur if the weight is too much. The primary reason for shoveling the snow from our roofs is to lighten the ice slide in the spring. When the snow slides, it will pull out the wooden shingles if it is too heavy. At the October meeting, the board decided to take over roof shoveling for this winter. The advantages are that owners do not have to make shoveling arrangements, work can be controlled so that drives and sidewalks are not blocked, and lower cost. To pay for the work, assessments were increased \$75 per month to \$300 (increase of \$225 per quarter to \$900) beginning January 1. The board will re-evaluate at the end of the winter.