

Villa Notes

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Presidents Letter

Since it stopped snowing in April, it has been cloudy and rainy most every day. As usual, the moisture is light, but the hillsides are green and the wildflowers are early. The rains have also brought out the noxious weeds. Besides our usual culprit, wild chamomile or ditch daisies, we also have an invasion of winter cress. It is not new, but has significantly expanded on the hillsides behind our units and in the wetlands. Winter cress is a yellow mustard (4 flower petals) growing 12 to 16 inches high. The only good news is that it is easy to pull.



We recently met with Town officials to update the list of items to be completed before the Town will accept our roads. We are making progress, but there remain several major items to be completed by VSD and CBMR.

There seems to be more dogs in The Villas. Remember that your dog must be on a lease or under your direct control at all times, and you must clean up after your dog. Your neighbors do not appreciate your dog poop in their yard.

There was a pretty significant mudslide behind 141 and 143 Snowmass. There appears to be no damage to the building, but the rock walls collapsed. The ground was completely saturated with run-off causing the slide. The owners and Rob are still investigating the cause of the saturation.

Staining should begin shortly. Purple Peak will again be doing the work. They will stain buildings 5, 10, 11, and 12. Those building were assessed as needing it most.

Remember to periodically check the Villas web site at <http://www.villasowners.org/>. There are links to the Mt CB live cam, local weather, local news, activities, and road conditions. You can also view recent photos, Villas governance documents, financial information, meeting minutes, owner contact list, and service contacts.

Annual Meeting



The annual meeting will be held on Tuesday, July 21 at 9:00. An agenda has not yet been prepared, but the board wants owner input on two matters. The first is roof shoveling. This year for the first time, the HOA assumed responsibility for roof shoveling. Some owners were pleased that they didn't have to worry about it while others complained that it cost too much. The board would like input on whether to continue that program or allow individual owners to take care of shoveling their roofs.

The second matter involves lot 18. This is the undeveloped lot on Mineral Point close to Snowmass. It has been suggested that the HOA purchase the lot and preserve it for the owners as green space. Of course, the downside is that we would have to pay for it. The board would like input from owners on whether to develop and plan and seek an owner vote or forget it.