VILLAS NOTES

Managers Letter

Winter 2013

The snowpack this season is looking very similar to last years, with Gunnison area snow levels at 76% of average. We still have time to increase the totals if March turns very snowy. The ski area is making the best of it, and has most of the extremes open at this time. You can check here for the latest snow reports <http://www.skicb.com/cbmr/snow-report.aspx>.

The Villas owners voted unanimously to approve the amendment to our PUD and allow the seasonal parking of a Bobcat snow blower in our overflow parking area. This should allow our snow removal contractors to keep our streets and drives clear at an affordable price.

The operators of the snow blower would like to remind Villa owners to be safe when driving past the machine when it is in use. Visibility is very limited inside the cab. Please stop 50 feet from the blower and make eye contact with the operator before proceeding.

The Board of Directors has been working to clarify our regulations regarding posting of signs in the Villas. The 2008 Bylaws prohibit posting of signs of any kind within the Villas. The Board of Directors felt that this rule was not serving the best interest of owners and is proposing a change in the bylaws to allow one real estate sign per lot. The proposed change will allow one real estate sign up to 9 square feet be posted on the front door side of the building at or near ground level. Signs must be attached to the building or be staked in the ground within 6 inches of the building. Signs must be maintained so they are straight and level. Owners can expect to see a ballot by email or a vote at the annual meeting in July. At the current time, signs or not allowed at all but this rule is not being enforced. Owners are encouraged to make the signs they have posted at this time compliant with the proposed changes.

Ice dams are a common occurrence on homes in our snowy climate. Small ice dams are not much of a concern, but large ice dams can cause roof damage and water leaks. The newer Villa Summit units are prone to ice dams forming over the front door that pose a significant safety hazard from falling ice chunks. The dripping from these ice areas also causes slippery sidewalks below. Owners have different options on how to handle the ice problem. Manual removal of ice is always an option and involves busting up the ice with a sledge hammer.

The addition of cellulose insulation in the attic can be a big help in reducing the amount of ice that builds up, as well as adding attic vents to help keep the space under the roof cold.

Heat tape systems are another solution to the problem, but require sizable amounts of electricity and a hefty installation price. An engineered system for the entry area of a new Villa will run almost $4,000. Check here for more info on heat tape systems <http://www.bylinusa.com/roof_ice_melt/RIM.html>.

One of our owners has added a small dormer to the roof section over the sidewalk. While this solved the problem of ice on the sidewalk below, it created another ice dam problem at the lower roof. Red Mountain Property Management is available to shovel for you, or to discuss heat tape options. Call Rob Boyle at 970-275-5684

The Staining schedule for 2013 has been approved by the Board. Buildings 8, 9, 14 and 15 will be getting stained this summer. Buildings 1, 5, 6, 7, 10 and 12 will have their decks and rails stained. Staining of the whole building takes about 5 days. Rob will be in contact with the owners of these units to work out a schedule that does not interfere with your summer plans.