

## Villas Notes

Fall 2021

### Newsletter

The Temps are dropping and the peaks around Crested Butte are snowcapped. The summer of 2021 was an unusual one for Mt Crested Butte with a real estate boom, record numbers of visitors and a shortage of workers. The Villas was able to keep our maintenance needs met with our existing contractors stepping up and getting things done.

We stained 4 buildings this summer, getting back on track with an interval that keeps the cedar siding in good shape.

Our grounds maintenance crews got the job done while facing some challenges, Mountain Rain was short staffed and working 7 days week but stayed on top of lawn care. Jen Robinson of JBird Gardener had a crew that performed superbly while she was home taking care of her daughter after she was injured in terrifying car accident on the 4<sup>th</sup> of July. I'm happy to report that Claire Robinson is recovering from her injuries and is now weight barring again.







The HOA had irrigation system updates done that allowed the Villas to keep the lawns green during drought conditions while using about half as much water as last summer. We will continue to work on water conservation and hope to keep our expense for water under \$3000 a month in the summer.

Our Building Maintenance fell a little behind, with some logs and trim still on our to-do list. Red Mountain Logworks replaced several sections of deck rail this summer, if you notice rot on your log rails please let Rob Boyle know and we'll get those fixed.

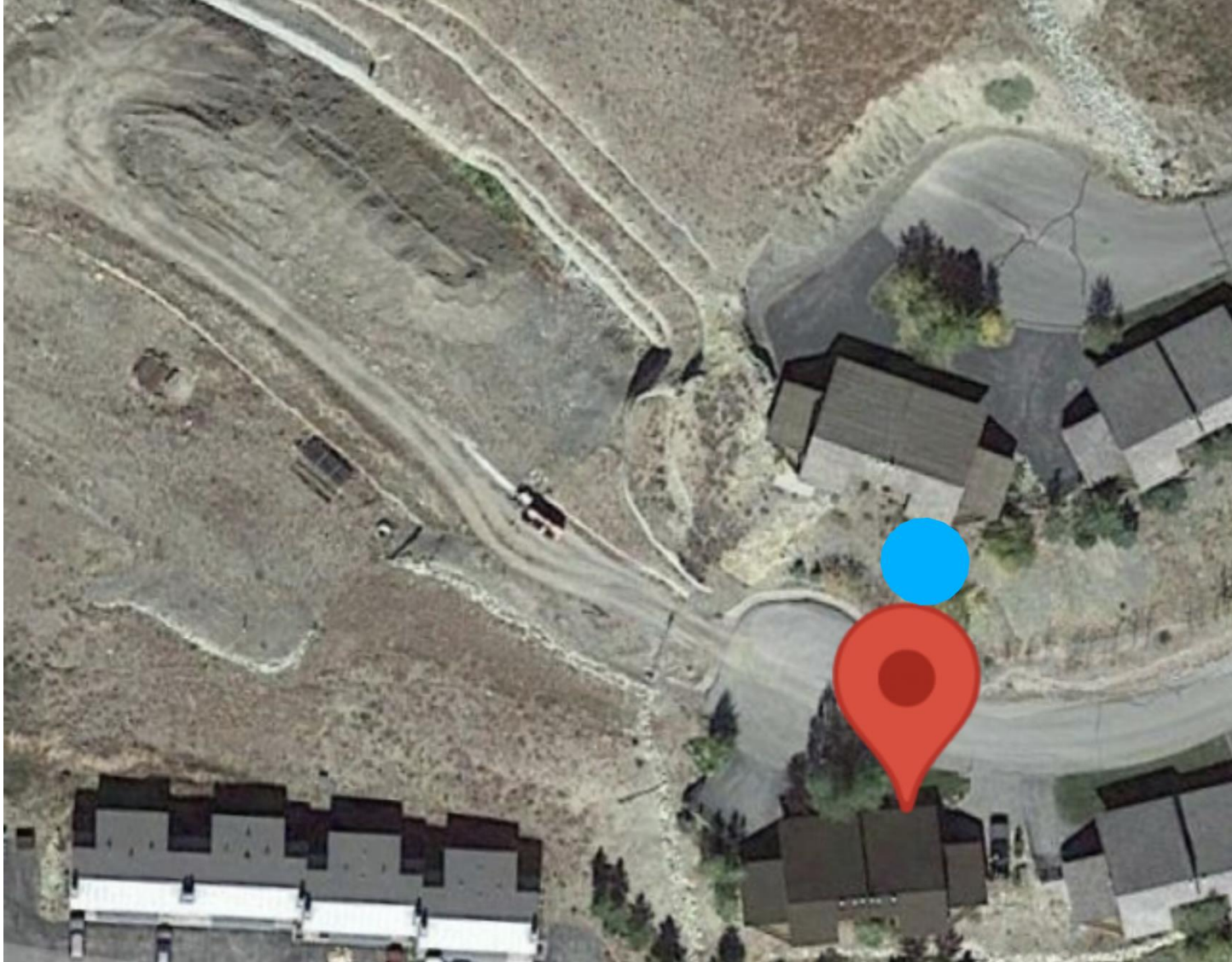
The Duplex at Lot 18 finished up construction and came out looking great. They were able to fit a full-size Villa on the

challenging smaller lot. That will be the last home built in the Villas HOA. We will have other construction projects nearby at Andesite Pt and what Used to be Villas phase 5.

Villas Owners voted and passed unanimously to allow Phase 5 to separate from our HOA. Our Board of directors and Beth Appleton law firm worked tirelessly to make sure that an agreement would be reached that protected the interests of the Villas HOA while allowing the new building site on Marcileena Rd to proceed as their own development.







The construction project known as Andesite Pt is located past the cul-de-sac on Snowmass Rd and is not part of our HOA. It was started in 2006, foreclosed on in 2008 and short sold in 2012. The latest sale was to a new LLC with Bill Lacy being one of the partners. They intend to build duplexes similar in size to our Villas and are allowed to build roughly 40,000 sq ft of home. Bill Lacy is a long time Gunnison County local and is the excavation contractor that did much of the work at Andesite Pt 15 years ago as well as most of the Villas roads and infrastructure. Bill Lacy is

also our snow removal contractor. Bill looks forward to being a good neighbor while building and will keep us informed as the plan gets clearer.

Winter is just around the corner and Gunnison County is known for getting really cold! There are a few things that can help your Villa survive the cold. Make sure there are no hoses connected to the faucets outside, those are frost free hose bibs but need to freely drain. Check your Furnace filter if you have a furnace and get it serviced every other year. Toe kick heaters should not be used for home heat but only for comfort when you are there. They should be cleaned of dust every once in a while. These heaters were all inspected back in 2009 after one of them caused a house fire. Villas Summit units all have hydronic heat and a boiler. If you are still on the original boiler, be sure to inspect often for signs of exhaust leakage, these should also be inspected every couple of years. Some of our Villas just use electric baseboard heat, be sure that plastics and drapes are not too close to those. Turn off under tile heaters while away, they get expensive quick. I also recommend keeping the doors open on the cabinet under the kitchen sink, the pipes are on an exterior wall and are more prone to freezing.