

## ASPEN RIDGE I OWNERS ASSOCIATION NEWSLETTER - SEPTEMBER 2009

**BOARD OF DIRECTORS (2010)** - The Board terms of Judy Greenhill, Cindy Riley, and Jerry Strickert are expiring and a slate of candidates to fill these openings must be developed and presented to the owners for a vote before the end of the year. If you are interested in either serving as a member of the Nominating Committee or running as a candidate for the 2010 Board, please e-mail Jack Melton at [jack@northamericansolutions.com](mailto:jack@northamericansolutions.com).

**SERVICE PROVIDERS** – Our new service providers have been in place since May 1, 2009. The transition went smoothly and everything is functioning well. Aspen Ridge terminated all relationships with Full Circle. If you have any reason to contact Full Circle, please discuss with Jerry Strickert, HOA President.

Please update your contact information as shown below:

***Peak Property Management & Maintenance Inc. (Peak Property – not related to the Peaks Hotel)*** - handles all our routine and emergency property maintenance needs. Our primary contact at Peak Property is Marcy Pickering at [marcy@telluridecolorado.net](mailto:marcy@telluridecolorado.net) or 970 729-0816.

***ASAP Accounting and Payroll Services, Inc.*** - provides our bookkeeping and administrative services including maintaining our new web site. Our primary contact at ASAP is MaryBeth Cook at [hoa@businessasap.com](mailto:hoa@businessasap.com) or 970 728-6777.

***Aspen Ridge Web Site*** – you can access our new web site at [aspenridge1.com](http://aspenridge1.com). You will need to register and set up a password the first time you log on in order to access all the useful information available on the web site. Please review your contact information posted on the web site and update or change if needed. The web site managed by Full Circle is no longer available.

***San Sophia Luxury Properties (San Sophia)*** - serves as our rental agent and provides our calendar management and housekeeping services. San Sophia has relocated to a beautiful office in a prime location in downtown Telluride at 300 West Colorado Avenue on the first floor of the former Elks Building. You can reach San Sophia at 970-729-3001 at any time or at 1-800-537-4781 (toll free) during business hours. You may e-mail Keith Hampton at [keith@sansophia.com](mailto:keith@sansophia.com), Lylia Short of housekeeping at [lylia@sansophia.com](mailto:lylia@sansophia.com) or calendar management and rental staff at [info@sansophia.com](mailto:info@sansophia.com).

**SKI SEASON BOOKINGS for Telluride Area** - From the August 20, 2009 issue of the Telluride Daily Planet: *"According to recent data from the Telluride Tourism Board, advance bookings for the pinnacle of the winter season - December and January - are running at what may be record deficits. December is 47 percent down over last year and January is 53 percent behind." The article goes on to say "Those are only advance booking numbers, though, which are subject to quick, large changes."* Keith Hampton of San Sophia is more positive about the ski season and reports his inquiries and reservations for the winter season are pacing ahead of 2009 and customers seem more anxious to book rooms and lock-in rates.

**COMMUNITY IMPROVEMENTS** - You may have noticed the flurry of maintenance activity at Aspen Ridge this summer.

- Units 31 & 32 and the back of the five-plex were painted,
- Broken roof tiles were replaced,
- Gutters and heat tape were repaired,
- Stone landscaping wall between units 1& 2 and the five-plex was rebuilt and relocated slightly to provide more room for accessing five-plex driveways,
- Additional flowers were planted in all the flower beds – more are planned for 2010,
- Paver areas were leveled and the pavers re-installed in front of units 1&2, the five-plex, and units 31 &32, eliminating the areas that become icy during the winter,
- Exterior windows were washed,
- Any damaged interior wood around the windows, the base boards, and other wood in our units is being sanded, stained and resealed,
- CO2 detectors were installed in all units in accordance with Mountain Village requirements.

**UNIT IMPROVEMENTS** - Many owners improved their units during the past year. Improvements range from total kitchen remodels, to new stone on the fireplace, new carpeting, new shelves, and many new furnishings. Our community is over 15 years old but, because of our joint efforts, appears fresh and well maintained. Our Furnishings Funds (FF) are well funded (See the website for your unit's FF balance), which means many owners have funds available to spend updating and upgrading their unit, and we encourage you to use these funds to address issues reported on your 2008 décor inspection. The next inspection is scheduled for fall maintenance week.

**NEW ELECTRONIC LOCKS** - The HOA has installed electronic locks on front doors and distributed codes to all owners. If you did not receive your owner code for your front door, please notify Cindy Riley at [cwriley8080@aol.com](mailto:cwriley8080@aol.com). You no longer need to carry a key to enter your unit . . . just remember your owner code to open your front door. Each owner will be provided with one override key to open the rear doors or in case a lock or battery

fails. During your next visit to Aspen Ridge, stop by the San Sophia office and pick up your override key. The electronic locks also enable San Sophia to assign codes to renters, vendors, service providers, and housekeepers and monitor access. Renter codes are cancelled at the end of each stay and a different code assigned to the next renter, which makes our units more secure.

**HOT TUBS** – Our hot tubs are nearing the end of their useful life and must be replaced soon. However, due to the current economic environment, the Board will not pursue replacing hot tubs as group project. Instead, owners may notify the Board when they are ready to replace their tub and when owners of a unit have agreed to fund the new hot tub installation and related costs. Outdoor hot tubs are permitted at Aspen Ridge if specific Board criteria are met and if approved by Mountain Village. Contact John Van Zeebroeck or Judy Greenhill of the Board’s Hot Tub Committee for guidelines and procedures related to installing a new indoor or outdoor hot tub. The Board is also exploring resurfacing options that could extend the life of some hot tubs for another two to three years. If this resurfacing option is a feasible approach, we will contact the Furnishing Fund Liaisons for guidance regarding your hot tub.

**LOWER DRIVEWAY** - The Board is currently addressing the deterioration of the concrete on the portion of the lower driveway across from Units 24 and 25. As further information becomes available, the Board will advise all Owners.

**OWNER CHARGES** - Owners are responsible for any unit charges that are not HOA or FF defined expenses. The Board has instructed ASAP to bill owners for any charges that are related to maintaining your owner closet(s) or opening owner closet(s) because of forgotten keys. In addition, any loss or damage incurred by owners, guests or renters using an owner’s rotation will be billed directly to the owner. San Sophia reports that Interval International (II) renters are very hard on our units and the Board has instructed San Sophia to inspect the unit carefully after II usage and bill the owner for costs to repair damage. Please keep this in mind when opting to turn your unit over to II.

**PERSONAL PROPERTY TAXES and TMVOA ASSESSMENTS** – Every year, San Miguel County Assessor requires property owners who rent their units to file annual declarations of valuations for personal property within their units. The valuations are the basis for the annual personal property tax assessments. In addition, Telluride Mountain Village Owners Association assesses each unit \$40/month, for an annual amount of \$6,240 in 2009.

**LIVE PLANTS** – Effective January 1, 2010, Aspen Ridge HOA will no longer provide plant watering services. Owners are encouraged to either make their own arrangements for watering if they opt to keep live plants or remove live plants from their unit before the end of the year. There are beautiful artificial plants available that will not damage the

wood in our units, which was recently repaired from the previous damage caused by the overflow from plant watering.

**DEEP CLEAN** – The annual deep cleaning of each unit will occur late fall and prior to the ski season. If your unit has special cleaning needs or items that should not be touched, such as new drapes or bedding, the unit’s Furnishing Fund Liaison should contact Lylia Short at San Sophia at [lylia@sansophia.com](mailto:lylia@sansophia.com). Special requests for cleaning in addition to the approved items must come from the unit’s Furnishing Fund Liaison and will be charged to the unit’s Furnishing Fund.

**RECYCLING** – Mountain Village has begun a long overdue recycling program. Our recycling cart is located in our trash building next to the large dumpster. Please use the recycling cart for newspapers, office paper, glass, aluminum and plastics (types 1 & 2 only). No separation is required. All trash is picked up on Mondays.

**EXTERIOR UTILITY CLOSETS** – The water meters, electrical meters, irrigation controls, and light timers for our units are located in the exterior closets near the front door. These closets are not owner closets and per Mountain Village codes, must remain clear of items and easily accessible. Please relocate any items you have stored in these closets as soon as possible. During fall Maintenance Week any remaining items will be moved into the unit’s garage.

**PET POLICY** - This is another reminder that no pets are allowed in Aspen Ridge units or on the surrounding grounds. Our HOA documents clearly state that Aspen Ridge is a pet-free environment and your Boards have reaffirmed this requirement on numerous occasions. There are no exceptions. Please remind your guests, renters, and visitors that they cannot bring pets to Aspen Ridge.

Current members and officers of the 2009 Board are:

Jerry Strickert, President	<a href="mailto:jerrystrickert@verizon.net">jerrystrickert@verizon.net</a>
Steve Reis, Vice-President	<a href="mailto:sreis23@msn.com">sreis23@msn.com</a>
Dr. Judy Greenhill, Secretary	<a href="mailto:drijb@aol.com">drijb@aol.com</a>
Jennie Daley, Treasurer	<a href="mailto:JandJDaley@aol.com">JandJDaley@aol.com</a>
Peter Capobianco	<a href="mailto:petercapo@hotmail.com">petercapo@hotmail.com</a>
Dr. Bo Iwanetz	<a href="mailto:biwanetz@sbcglobal.net">biwanetz@sbcglobal.net</a>
Cindy Riley	<a href="mailto:cwriley8080@aol.com">cwriley8080@aol.com</a>
John Van Zeebroeck	<a href="mailto:11johnvz@earthlink.net">11johnvz@earthlink.net</a>
Jack Melton	<a href="mailto:jack@northamericansolutions.com">jack@northamericansolutions.com</a>

Regards,  
Aspen Ridge Board of Directors

