

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

**61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163**

April 3, 2006

Crested Butte South Property Owners
Crested Butte, CO 81224

Dear Owners,

In compliance with Senate Bill 100 we are now required to mail or hand deliver the following information to all members of the association. Enclosed you will find the following documents:

- Official Notice of the Annual Property Owners Meeting (and Picnic)
- 2006 Property Owners Association (P.O.A.) Budget (as approved on Jan 11, 2006)
- Official Notice of P.O.A. Information
- Notice of Election for three (3) P.O.A. Board of Director Seats (in August, 2006)

Additionally, the following documents/information is enclosed:

- New Association Manager Introduction
- General Project Submittal Guidance
- Summary of Recent Residential Design Guideline Changes
- 2006 Project Fee Schedule
- CB South US Mail Delivery Service is Now Available
- Sunset Hall – New User Fee Schedule
- CB South Special Area Designation
- Dogs, Dogs, Dogs
- CB South Meeting Rules of Procedure
- Annual Dues Payment Reminder
- CB South Metro District Updates – 2006 Paving and 2006 Water Line Installation Schedules
- Miscellaneous Items
 - Teocalli Sidewalk Study
 - Noise Regulation proposal
 - Trash day reminders
 - The P.O.A Office and Bus Stop area is a One Way Road – please observe the signs!

If you have any questions or comments on any of the enclosed documents please contact me via email at chris@cbsouth.net or at (970) 349-1162, or stop in the P.O.A. office anytime Monday through Friday, 8 am – 4pm.

Regards,

Chris Behan, AICP
CB South Property Owners Association Manager

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Notice of Annual Property Owners Meeting (and 1st Annual P.O.A. Picnic)

Dear Owners,

PLEASE TAKE NOTICE, mark your calendars and make arrangements to attend this year's Annual Property Owners Association Meeting to be held at 11:00 am, August 5, 2006 at Sunset Hall (349 Teocalli Road, a.k.a. CB South Fire Station Community Room).

The 1st Annual Property Owners Picnic will immediately follow the meeting!! Food and drinks will be provided, possibly even some live music – please join us!

There are three (3) board position vacancies to vote on this year. Ballots will be sent out later this spring/early summer in a separate mailing (see below), with the candidates listed and each candidate's letter of interest. We can accept write-in candidates. You may mail in the enclosed ballots when the time comes, fax them to our office, drop them at our office or vote at the annual meeting. Please let me know if you have any interest and/or please submit a letter of interest, stating at a minimum: your name, address, length of ownership in CB South, occupation, and your brief reason for wanting to serve. Thanks in advance for your submissions; it is the participation and cooperation among the owners that makes CB South a great place to live!

In order to comply with Senate Bill 100, the actual election will be held after the Annual Meeting, with the ballots delivered to each household via US Postal Service. This will help ensure the secrecy and confidentiality of each ballot. New board members will be announced following the election (and posted on our website at www.cbsouth.net), and they will be seated for the August 9, 2006 P.O.A. Board of Directors regular meeting.

We would like to thank outgoing board members, Al Smith, Leigh Dillenback, and Bill Crittendon for their tireless, **volunteer** service. The current CB South P.O.A. Board of Directors are Al Smith, Leigh Dillenback, Bill Crittendon, Dave DiBerardino, and Peter Carey

If you have any questions, please do not hesitate to give us a call, or stop by the P.O.A office and speak with Chris Behan. Thank you and we hope to see you all at the meeting.

Finally, I wanted to take this opportunity to request any items that owners would like to put up for discussion at the Annual Meeting. Please email proposed Annual Meeting agenda items to chris@cbsouth.net by Wednesday July 12, 2006. Or, if you prefer you can fax them or drop them off at 61 Teocalli Road or call us at 349-1162.

Regards,

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Chris Behan, AICP
CB South P.O.A. Manager
April 3, 2006

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NOTICE OF CB SOUTH P.O.A. INFORMATION

Dear Owners,

In Accordance with Senate Bill 100 § 38-33.3 – 209.4 our Association is required to provide all property owners with the following information:

Name of the Association: Crested Butte South Property Owners Association, Inc.

Name of Association's designated agent: Chris Behan, AICP – Association Manager

Address and phone numbers of the P.O.A.:

Crested Butte South Property Owners Association
61 Teocalli Road (**Please note we are no longer using our P.O. Box**)
Crested Butte, CO 81224

Phone: (970) 349-1162
Fax: (970) 349-1162
Email: chris@cbsouth.net
Website: www.cbsouth.net

CB South P.O.A. Office Hours – Monday thru Friday, 8 am to 4 pm.

The Declarations 1st recording date with reception number: Initial recording date August 26, 1970 @ reception number 280965.

Other Helpful Information/Numbers:

Police Emergency and Dog Issues/Complaints:

Gunnison County Sheriff: 911 / (970) 641-1113 / (970) 349-7562 / fax (970) 349-1163

Mt. Crested Butte Police Department – 911 / (970) 349-6516

Crested Butte Fire Department – 911 / (970) 349-5333

CB South Metro District (CB South roads and snow removal, water, and sewer) –
(970) 349-5480

Gunnison County Building Department – (970) 641-1011

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Gunnison Planning Department – (970) 641-0360
Hockey Rink, Softball Field, Parks, Common Sunset Hall Rentals – (970) 349-1162

April 3, 2006

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NOTICE OF CB SOUTH P.O.A. BOARD MEMBER ELECTION

For the three (3) seats on the CB South P.O.A. Board of Directors

Leigh Dillenback's, Bill Crittendon's, and Al Smith's terms on the P.O.A. Board of Directors are up in August of 2006. If any property owners are interested in running for a seat on the P.O.A. Board of Directors we are taking nominations until June 1, 2006.

The actual election will take place via U.S. Mail. Following the P.O.A. Board of Directors meeting on June 14, 2006, ballots will be mailed to each property owner with a stamped and addressed envelope. Each Property Owner will have one ballot and be able to cast one vote for each available Board seat.

Attached is a nomination form. Please nominate who you would like to have serve on the Board of Directors for the CB South P.O.A.

Please note that in order to nominate or run for office you must be a property owner in the subdivision and be in good standing with your association dues (paid in full). Please return your nomination form to 61 Teocalli Road or email it to chris@cbsouth.net or fax it to (970) 349-1163. If you are nominating yourself please state the following at a minimum: your name, address, length of ownership in CB South, occupation, and your brief reason for wanting to serve.

Thank you.

Chris Behan, AICP
CB South P.O.A. Manager

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Crested Butte, CO 81224

Nomination Form

I _____ nominate _____
to run for the CB South Board of Directors for a 2 year term.

Please return this nomination form to CB South P.O.A., 61 Teocalli Road, Crested Butte, CO 81224 or email chris@cbsouth.net or fax it back to (970) 349-1163 by June 1, 2006.

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Introduction of CB South P.O.A. Manager

Dear Owners,

My name is Chris Behan and I am pleased to be your new CB South P.O.A. Manager. My wife and I recently moved here from Breckenridge, Colorado. My wife (Carrienne) works in the Teacher Education Program at Western State College. I was hired by the current P.O.A. Board of Directors in October of 2005. I began work on October 17, 2005.

My Educational Background:

1996 – B.A. in Legal Studies from the University of Buffalo (New York)

1998 – Master of Urban Planning from the University of Buffalo's School of Architecture and Planning

2001 – National Certification from the American Institute of Certified Planners (AICP)

My Professional Experience:

1996-1998 – Planning Intern for Rodgers and Associates - Gaithersburg, MD

1997-1998 – Research Assistant for the Supervisor's Wildlife Management Task Force, Amherst, NY

1998-2003 – Project Planner/Project Manager for HB&A, LLC, a private Architecture and Planning Firm based out of Colorado Springs, CO

2003-2005 – Town Planner for the Town of Breckenridge, CO

It is an honor and a pleasure to be the Association Manager for CB South. Please remember to keep your property neat in appearance, pick up after dogs, and to be a great neighbor and a respectful property owner. If you have any questions or comments, please feel free to stop by, write or call anytime. My regular office hours are Monday thru Friday, 8 am to 4 pm.

Chris Behan, AICP
CB South P.O.A. Manager
61 Teocalli Road
Crested Butte, CO 81225
Phone: (970) 349-1162
Fax: (970) 349-1163
Email: chris@cbsouth.net
Website: www.cbsouth.net

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General Project Submittal Guidance

Dear Owners,

All building projects and exterior changes must be reviewed by the CB South Design Review Committee. The Design Review Committee meets at this location the fourth Wednesday of every month. The agenda for each meeting will be posted at this office, on our website, and in the *Crested Butte News* the week prior to the scheduled meeting. **A pre-application meeting with the Association Manager is strongly recommended prior to the first submittal.** Applicants must provide one full-size set of drawings, as well as three reduced sets of drawings, two weeks prior to the first Design Review Committee meeting. Please contact the Association Manager for additional submittal requirements. Following the first meeting, the applicant must correct any deficiencies and submit the project to the DRC for a second meeting. Upon approval of the project by the DRC, the project must be presented to the POA Board of Directors for final approval.

The Board of Directors meets the second Wednesday of each month at this location. The agenda is posted here, on our website, and in the *Crested Butte News* the week prior to the scheduled meeting. If you wish to be placed on the agenda, please submit your request to this office two weeks prior to the scheduled Board Meeting.

Plan Ahead!! The CB South Design Review Process takes approximately two (2) months.

The CB South Residential Design Guidelines and the CB South Architectural Review Application are available online at www.cbsouth.net.

Please contact the Association Manager for additional information regarding commercial and/or mixed use project proposals.

Regards,

Chris Behan, AICP

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CB South P.O.A. Manager

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Summary of Recent Design Guideline Changes

Our Residential Design Guidelines have now been in effect for two years. We will be continuing our development of the Residential Design Guidelines to represent the needs and desires of the Crested Butte South property owners. We have also adopted Commercial Design Guidelines and have an adopted Master Plan for the Crested Butte South Commercial Area. Please contact the P.O.A. office with any questions/comments you have regarding the Commercial Area Master Plan. You will find the full text versions of the residential and commercial guidelines posted on our website at www.cbsouth.net.

Recent changes to the CB South Design Guidelines include:

- A new project application fee schedule and a new performance deposit fee schedule – including additional project categories
- A clarification of the required open space calculation – a minimum of 60% of each lot must remain “Open Space” – including overhangs, decks, driveways and parking areas, etc.
- Clarification of the “trim detail” requirements on all residential structures
- Further height measurement clarifications
- The addition of accessory apartment regulations
- The adoption of Gunnison County’s driveway design standards
- The adoption of State regulations concerning odors
- The adoption of Variance Criteria
- The restriction of construction staging in/on CB South Roads and Rights of Way.

In the Immediate future, the P.O.A. Board will be giving consideration to the following:

- A CB South Noise Regulation
- Minimum roof pitch requirements
- Further definition of an “Unbroken Roof Plane”
- Prohibition of mirror image Duplex and Multi-family Structures
- An outdoor burning prohibition
- Broken wall plane and maximum module size requirements
- Increased landscaping requirements

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2006 Project Fee Schedule

Project Type (Check all that Apply)	Application Fee	Performance Deposit
Single Family Residence	\$500*	\$2,000 or \$1.25 per sq. ft., whichever is greater
Accessory Apartment Addition	\$500*	\$1,000
Single Family Residence with Accessory Apt.	\$1,000*	\$2,000 or \$1.25 per sq. ft., whichever is greater
Duplex Residence	\$2,000*	\$2,500 per unit or 1.25 per sq. ft., whichever is greater
Multi-Family Residence	\$2,000 per unit*	\$2,500 per unit or 1.25 per sq. ft., whichever is greater
Change of Use Application	\$300 or \$0.50 per sq. ft., whichever is greater	\$500 minimum when project includes landscaping or exterior change
Commercial / Business (and Lodging Uses)	\$1,000 per unit or \$0.50 per sq. ft., whichever is greater*	\$2500 per unit or 1.25 per sq. ft., whichever is greater
New Business / New Business Owner Application	\$50	Varies
Mixed-use project	\$1,000 per commercial unit or \$0.50 per sq. ft. whichever is greater; and \$2,000 per residential unit*	\$2,500 per commercial unit; \$1.25 per sq. ft. for residential space
Mixed-use project with local housing restrictions	\$1,000 per commercial unit or \$0.50 per sq. ft. whichever is greater; \$0.40 per sq. ft. per deed restricted residential unit, \$2,000 per non-deed restricted residential unit*	\$2,500 per commercial unit or \$1.25 per sq. ft., whichever is greater; \$0.75 per sq. ft. for residential space with deed restriction; \$1.25 per sq. ft. for non-deed restricted residential space
Addition / Garage/ Remodel	\$150 to \$500	\$1,000 or \$1.25 per sq. ft., whichever is greater
Deck / Fence / Repair	\$50 to \$100	\$300
Sign Application	\$25	\$50 per sign
Other	Varies	Varies
* Add \$100.00 for each lot over and above one lot		
Note: Additional fees for preparation of additional documents may apply and ALL APPLICATION FEES ARE NON-REFUNDABLE		

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CB South U.S. Mail Delivery is Now Available!

Dear Owners,

It pleases me to announce the availability of post office boxes in the CB South Bus Stop Building (61 Teocalli Road) beginning May 1, 2006, on a first-come, first-served basis.

The boxes are much like what you may have in Town (our individual boxes are 5" x 6", with four additional 15" x 15" common parcel lockers for larger packages).

If you want a box here in CB South, you can cancel your P.O. Box in Town and know that your annual Town P.O. Box fees are refundable on a quarterly basis. Also, if you cancel a Town P.O. Box, you will then need to fill out a change of address form with the Crested Butte Post Office. Once that is complete, your mail will be forwarded to your new address/box out here for a period of one year. **I strongly suggest notifying all your other regular mail senders also.**

If you choose a box in CB South, your new mailing address will now simply be that of your house/property!!

The P.O.A. will be renting our boxes for \$20 per year, payable at the beginning of each year of your rental. (Checks are payable to CB South P.O.A.) There will also be an initial, one-time, fully refundable \$10 key deposit fee. Each box holder will receive two (2) keys with each box rental. I will be taking the names of those interested, beginning immediately.

I have 87 boxes available right now, and I will certainly order more if need be, and I can also order larger boxes if requested.

Again, the boxes should be installed and functional beginning May 1, 2006. Please contact me if you are interested in getting your mail delivered here in CB South.

Regards,

Chris Behan, AICP

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CB South P.O.A. Manager

April 3, 2006

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Sunset Hall User Fees

Dear Owners,

The P.O.A. Board recently approved a fee increase for the rental of Sunset Hall. This was done to cover the cleaning cost as we now pay a cleaning person to clean the room on a regular basis.

The new rental fees for Sunset Hall are now a minimum of \$30 or \$12 per hour, whichever is greater.

If you are interested in renting Sunset Hall, please contact the P.O.A. office.

Thank you.

Chris Behan, AICP
CB South P.O.A. Manager

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CB South Special Area Designation

Dear Owners,

As you may or may not know, CB South is in the process or trying to get the entirety of the subdivision under what Gunnison County calls a “Special Area Designation”. A draft of this Special Area Designation document will be available for review on the CB South P.O.A. Website within a week at www.cbsouth.net.

The purposes of the “Special Area Designation” are, in general terms:

1. To allow this subdivision more autonomy from Gunnison County – or relief and saved time from certain County development review policies and procedures.
2. To help owners, builders, contractors, and developers with their design review and building processes - especially as we begin to see the Commercial Area take shape.
3. To work our way towards an incorporated municipality!

With this in mind, we are inviting all the CB South Property Owners to a review meeting of the Special Area Designation document on May 3, at Sunset Hall, 6 pm. Please mark your calendars accordingly, and come join us. Hope to see you there!

Thank you.

Chris Behan, AICP
CB South P.O.A. Manager

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Dogs, Dogs, Dogs

Dear Owners,

By way of reminder, please observe our CB South's dogs at large/leash laws. Our regulations (as adopted by Gunnison County) require all dogs within CB South to be leashed at all times when not on your property. Furthermore, the owners of all dogs found off-leash while off your property will be fined by the Gunnison Sheriff's Department and/or the Mt. Crested Butte Police Department. To report a problem, please contact one of the following:

- Gunnison County Sheriff: (970) 641-1113 / (970) 349-7562 / fax (970) 349-1163
- Mt. Crested Butte Police Department – (970) 349-6516

Additionally, please be respectful of other property owners and clean up after your dog(s).

Thank you again for your continued consideration.

Chris Behan, AICP
CB South P.O.A. Manager

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CB South Meeting Rules of Procedure

Dear Owners,

As many of you have asked, the CB South Meeting Rules of Procedure are as follows:

1. Procedural/Notification Confirmation
2. Applicant's Presentation
3. Question by Review Board/Committee
4. Public Comments
5. Applicant's Response
6. Review Board/Committee Response/Decision

Thank you.

Chris Behan, AICP
CB South P.O.A. Manager

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CB South Annual Dues Payment Reminder

Dear Owners,

Per our CB South Covenants, the annual dues are due back to the Association Office by **March 1st** each year. If you have not received a bill for your annual dues, please contact the P.O.A. office immediately.

Additionally, our covenants allow for a lien to be placed on any property whose dues are not paid in full by **March 1st** of each year.

This letter is intended to serve as a warning to all property owners.

Per our covenants, the P.O.A. is entitled to collect all dues owed to the Association via a lien process. After **April 31, 2006**, if you have not paid all of your annual dues in full, the P.O.A. will initiate a lien process to recover the dues owed on your property. Additionally, the P.O.A. is entitled to all interest on said delinquent amount, as well as administrative and legal fees as required to process a lien.

This will be the only warning letter.

After April 31, 2006, those properties who are delinquent with their dues payments will receive a certified letter informing the property owner that a lien is being processed. If there is no response/payment in full within 30 days of receipt of this certified letter, a lien will be applied to the delinquent property.

Regards,

Chris Behan, AICP
CB South P.O.A. Manager

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CB South Metro District Update

Dear Owners,

Once again, the CB South Metro District has a busy year planned!

This summer, water and sewer main lines will be installed from the corner of Cisneros Lane and Gloria Place up to the corner of Gloria Place and Anderson Drive, and up Anderson Drive to Lot 41, Block 26, Filing #4. This main line construction will include a pressure booster station at the corner of Gloria Place and Anderson Drive. We don't have any place to re-route traffic this year, so there may be some minor delays getting traffic around this work area. Thanks in advance for your patience.

The CB South Metro District has hired Boyle Engineering to engineer the District's Final Wastewater Plant Expansion, which will be located behind the existing plant (on the east side) along Cement Creek Road. The actual construction of the plant's expansion will probably take place in the summer of 2007.

We also plan to continue our asphalt paving around the commercial center this summer – on Gillaspey Avenue from Elcho Avenue to Haverly Street, and from Haverly Street and Gillaspey Avenue to Lot 7, Block 17, Filing #2 (on Haverly Avenue). This work will be performed if the anticipated revenue comes in this summer as expected.

Thanks.

Jack Dietrich
CB South Metro District Manager

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CB South P.O.A Miscellaneous Items

- 1. Teocalli Sidewalk Study:** This summer the P.O.A. will have the entirety of the Teocalli Road Right-of-Way surveyed. After this survey is completed, the P.O.A. will have a sidewalk system for the south-west side of this road designed (the river side). Pending the P.O.A. financial outlook, we may try to begin this sidewalk's construction in 2007. The rationale for the sidewalk is to provide a safe, pedestrian friendly arrangement for this major CB South thoroughfare, especially as this subdivision continues to grow. **Please continue to observe the posted 25 MPH speed limit within the subdivision. Be Safe!**
- 2. Noise Regulation Proposal:** The P.O.A. is currently under contract with a noise consultant to find a way to enhance the atmosphere of CB South by employing a means to address noise concerns, i.e. things you may not want to hear as a CB South property owner. A draft proposal will be presented to the P.O.A. Board at their April 12, 2006 meeting. This draft will attempt to address residential noise standards, commercial noise standards, outdoor music, construction noise, animals, and vibration.
- 3. Trash Day Reminders:** The Police have asked me to remind all of our residents to please keep their trash cans covered when they are placed at the street on trash pick up day. Uncovered trash receptacles can attract animals and create health and safety concerns. Thanks for continuing to be diligent with your trash.
- 4. 61 Teocalli Road:** The private drive that allows access to the P.O.A. Building and the P.O.A. Bus Stop and mail box is a **one-way road**, and it is clearly signed as such with two "one-way" signs, and one "do not enter" sign. Please observe these signs for the safety of those in and around this area. The police have enough to do, please let's not have them have to enforce these signs.