

2009/2010 P.O.A. Winter Newsletter

This Winter Newsletter can be viewed online at www.cbsouth.net

Season's Greetings! There have been a lot of improvements in CB South this year and more are in the works. We would like to bring you up to date on some of our activities.

CB South Statistics (including River Rim):

796 = Total Lots in CB South

414 = Vacant Lots

382 = Lots Built-on or Clustered

527 = Residential Units

17 = Commercial Units

48% = Percentage CB South is Built Out

1,476 = 2009 Population Estimate (based on 2.8 persons per residential unit)

\$438,777 = 2009 Average Single-Family Home Selling Price (9 Homes Sold)

\$302,285 = 2009 Average Condo/Townhome Selling Price (7 condos Sold)

\$72,333 = 2009 Average Lot Selling Price (6 Lots Sold)

Nordic Skiing: We will be grooming a loop in the park again this winter for CB South P.O.A. residents/owners and their dogs. This dog-friendly situation can continue so long as people continue to clean up after their dogs – and last season you did – so please continue to do so!!

We will also be grooming out on the Spann Ranch Pasture again this year, and for the next 2 seasons to follow (at a minimum). This was an overwhelming success last winter. This Nordic skiing area is designated for CB South residents/owners and their guests and sponsors/donors only. **Dogs are not permitted in this area.** There will be a \$1,000 fine (per incident) for anyone who can not respect this simple rule. Additionally, please only use the gate entrance area to access these trails, and do not hop over the fence, even though it may be closer for you. We have purchased a snow mobile and grooming equipment to ensure an awesome Nordic skiing experience. Nordic donations are always welcome! Call the P.O.A. Office for more details at 349-1162.

Ice: We purchased and installed new NHL hockey boards and a new concrete curb at our rink, paid for completely by donations from almost 100 hockey fans and supporters (Thank you all!). We are planning to offer ice skating, hockey and curling leagues and lessons, if there is sufficient interest – stay tuned!

Park Improvements: The new playground equipment appears to be a success based on the number of parents and kids that can be found there on any sunny/warm day. We also have removed the “parking area” that was located within the park near the basketball court. It has been graded and reseeded (please stay off that area until the rope comes down). It should make for a great manicured, passive “green space” for park activities next summer. We also added three (3) horse shoe pits in the park (under the pond’s ice). And finally, 2 new light poles and 4 new lights have been added to the pond area this year – so you should have great visibility on the

Pond's ice until approximately 10 PM each evening. And please remember, not everyone on the pond is a hockey player, so please be mindful that sticks and pucks may not always be appropriate on the pond.

Community Gardens: We are planning to create community garden space in the Park by the tennis courts next Spring. Call our office if you would like to help with its design and creation or if you are interested in a garden plot next summer.

Covenant/Rule Enforcement: Recently, there has been much discussion and consideration surrounding the enforcement, inconsistent enforcement, or lack of enforcement of the rules and regulations for CB South. During these discussions, many of you expressed valid concerns over the need for consistent enforcement of the rules and regulations for CB South, as well as the adverse effect the inconsistent enforcement or lack of enforcement can have on owners and residents in CB South and your property values. Therefore, beginning in April of 2010, you will begin to see increased attention to the enforcement of the rules and regulations for CB South in the following categories: Lot Appearance, Open Space Requirements, Outdoor Vehicle, Trailer and Equipment Storage, RV's, and Parking Requirements, etc. All of these rules and regulations can be viewed online at <http://www.cbsouth.net/pages/rules-regs-guides.html>.

In general, all owners, residents, and renters will be asked to considerately follow the rules and regulations for CB South in the parking of vehicles, equipment, or trailers, etc., that are not habitable (see below). Beginning in April of 2010 those will need to be in P.O.A. approved, all-weather parking spaces, that are no closer then 10-feet from all property lines. If you are parking something on your property that is not meeting the rules and regulations for CB South, you will be formally notified of this potential non-compliance, and then given 10 days to remedy the situation or schedule a discussion with the Board of Directors. Towards the continued betterment of CB South, this process will be consistently and uniformly followed for all rules and regulations for CB South.

RV's: The Board of Directors, after much deliberation, has determined that the following items are not allowed to be parked in CB South for more then a 24-hour period under Section 7.01 of our Covenants (found online at http://www.cbsouth.net/pages/rules-regs_ammend-res/rules-regs_covs.html): Pop-up trailers-open, Pop-up trailers-closed, Camping Trailers, RVs, Covered/Tarped Camping Trailers/RVs, Drivable RVs/Tour Buses/Winnebagos, Slide-in Campers, enclosed Toy-Haulers, and Low Profile RV Trailers.

Beginning April 2010, the P.O.A. will begin to increase attention to this Covenant as well. This gives the Owners three (3) months to bring their property into compliance and make arrangements for storage of their campers & trailers. Owners need to be aware that even if they have vehicles, trailers, equipment, etc. that do not fall within Section 7.01, they are still required to comply with all other Covenant sections that govern "lot appearance", construction site rules, open space requirements, and parking in designated parking spaces. All of these rules and regulations can be viewed online at <http://www.cbsouth.net/pages/rules-regs-guides.html>.

Bus Service: We are working diligently with the RTA to get bus service into CB South. For the winter ski season we have arranged for the Saturday night bus to pull into CB South and stop at the P.O.A. office building. For the 234 days that are not part of the ski season, a bus will pull into CB South on a regular schedule, at least 3 times each day. Stay tuned for specifics next

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spring (2010). As an interim solution for safe bus service in the winter, we are working with the RTA to explore the possibility of a Park & Ride out at the intersection of Highway 135 and Cement Creek Road.

Dues Increase: As allowed by our Covenants, the Board raised dues by 10% for 2010. We are mindful of the difficult economic times, however, we feel that the funds that we expend for the above projects, as well as, working to keep our community functional and attractive, are well worth the few dollars per month that the dues increase represents. We hope that the amenities that CB South offers will help maintain the property values in our community.

We would like to Thank the many donors that helped make our new Hockey Boards possible-stop by the rink and see our donor recognition sign.

We also are grateful to the donors who are supporting our Nordic Skiing and contributing to the purchase of the Nordic Grooming equipment.

Law Enforcement Notes (in Cooperation with the Gunnison County Sheriff's Office):

- Snowmobiles, unlicensed Dirt Bikes, and ATV's are not allowed on the streets of CB South, please fight the urge to ride directly to the trail of your choosing.
- While licensed vehicles and dirt bikes that can often be louder than "normal" vehicles have every right to use the roads in CB South, we do ask for your consideration in keeping the noise levels down when you use these potentially "louder" vehicles on the streets of CB South – thanks for being considerate!!
- Recently, Local Law Enforcement Officials have noticed higher speeds and fewer full stops at the signs on the streets of CB South. These actions are dangerous anytime of the year, but especially so during the winter months. **Please be advised that our Local Police officers will not be giving warnings if you are pulled over for this behavior...and the tickets prices for these offenses have recently more than doubled.**

Amenities CB South Didn't have in 2005:

1. Over 140 Mail boxes for rent near the P.O.A. Office – call 349-1162 to rent one and avoid another trip to Town!
2. Over \$43,000 in Grant Money/Donations Received
3. A climbing rock
4. A maintained pedestrian path along the entire length of Teocalli Road
5. Maintained road Right of Ways – mostly weed free and mowed/trimmed
6. A Fishing Pond
7. 3 Horseshoe Pits
8. A Bicycle Pump Track
9. Community Bikes (50% paid for by the RTA)
10. 2 new Lights at the Cement Creek Road and 135 Intersection
11. No more ugly fence across the street from the P.O.A. Office
12. A New Entrance Sign
13. A New Red Mountain Park Sign
14. A raised flower bed at the main entrance
15. Nordic Skiing on Spann's Ranch Land
16. Nordic Skiing in the Park

17. Kids Tennis Lessons and Adult Ladder Play
18. A new and expanded playground area, with a much safer fall surface
19. 40 New Aspen Trees – mostly in the Park
20. A self-sufficient Hockey/Ice Program
21. Library drop box-coming soon
22. Community Garden - coming summer 2010
23. New Hockey Boards paid for entirely through fundraising
24. 2 Curling lanes on the hockey rink
25. More lights on the Pond
26. New Nordic Grooming Equipment
27. Institution of Surveys - because your opinion counts
28. Improved use of Park space
29. Annual Picnic - community gathering
30. Annual Weed Pickup day
31. Annual Clean up day - consistently filling 4 dumpsters
32. Poo Fest & Doggie Bag Stations
33. Farmers Market
34. Ice Skating Lessons

Boring Administrative Improvement Since 2005

1. A full-time, professionally trained and Nationally Accredited (AICP) Association Manager
2. A full-time Parks and Maintenance Superintendant
3. A professionally trained/experienced accountant (part time)
4. P.O.A. Truck
5. All non-operational funds in interest bearing accounts
6. Commercial Development Guidelines
7. Complete Land Use Authority over all our subdivision via the Special Area Regulations
8. Complete Variance Authority in the Subdivision
9. Updated and consistently enforced Design Guidelines
10. Construction Rules and Regulations
11. Almost 500 Owners Email addresses – for much improved correspondence
12. Surveys and Survey Results posted on our website – your opinion counts!
13. 7 Governance Policies Adopted, per Colorado State Statute
14. Maintained property files for every property in CB South
15. A well maintained Website
16. A Promotional Brochure for Realtors/Buyers/Sellers
17. A Sign Code
18. Home Day Care Regulations
19. Home Occupation Regulations
20. No Burning of Construction Debris
21. Noise Regulations
22. Higher County Visibility
23. We now have a polling place (Sunset Hall) in CB South-no more driving to Crested Butte to vote.