

2011/2012 P.O.A. Winter Newsletter

It is once again time to bring you up-to-date on CB South happenings this past year and plans for the year ahead.

Ice: The new NHL hockey boards and concrete curb installed during the 2010/2011 season appear to be holding up well. Dom Eymere and the Zamboni drivers worked diligently to have ice available for Christmas despite the warm temperatures. As of the writing of this newsletter, the Town has not yet opened the Town Rink for the current season - the CB South ice rink and the pond are receiving extensive use as a result. We are offering ice skating lessons, and hockey and curling leagues and lessons. These programs are self supporting.

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 be maintained so long as people continue to clean up after their dogs – and last season you did – so please continue to do so!! Two additional dog pots were installed this summer for your convenience.

We will also be setting track on the Spann Ranch Pasture again this year. Grooming will begin as soon as we get enough snow. Please pray for snow or maybe even have a little talk with Ullr! The skiing on the Spann Ranch has been an overwhelming success. 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 spent nearly \$500 repairing the fence this fall and will spend another \$500 in the spring to finish the repair work. The snow mobile and grooming equipment have been tuned and are ready to ensure another awesome Nordic skiing experience this winter. Nordic donations are always welcome! Call the P.O.A. Office for more details at 349-1162.

Dues Increase: As allowed by our Covenants, the Board raised dues by 3% for 2012. We are mindful of the difficult economic times, however, we feel that the funds that we expend to keep our community attractive and functional, are well worth the 72 cents per month that the residential dues increase represents. We hope that the amenities and maintenance that CB South offers help maintain the property values in our community and make CB South an attractive place to live.

Recycling Program: The recycling trailer has been a tremendous success! The trailer is a work in progress. We are fine tuning the roof structure and after the final cuts and welds are complete the trailer will be painted. We received a number of complaints about the aesthetics of the trailer and its placement adjacent to Teocalli Road. We have since moved the trailer to back of the POA Office parking lot to address this issue. We will be looking for a permanent home for the trailer this spring. Suggested locations include Red Mountain Park near the tennis courts or in the parking area behind Rueben's.

The recycling trailer was placed in the POA Office parking lot because we thought people would be more likely to keep the area around the trailer clean and free of debris. This was true at first; however, some people are getting complacent and not picking up recyclables that fall on the ground or between bags. This requires a lot of staff time to pick up, sweep up and sort materials not properly placed in the bags. Please take a little time and have a little community pride and keep the area around the trailer clean. **Failure to keep the recycling trailer neat and clean will result in its removal.**

2011/2012 CB SOUTH P.O.A. WINTER NEWSLETTER

Gunnison County Public Works Department has provided the recycling trailer for CB South. The trailer is typically hauled to Gunnison every Wednesday morning to be emptied. The trailer is usually gone two to four hours.

The trailer provides bags for recycling aluminum, tin, clear glass, brown glass, green glass, plastic and household cardboard. Household cardboard is material like cereal boxes, soda and beer 12-pak boxes and similar pressed board. Household cardboard **does not** include pizza boxes. Pizza boxes are corrugated cardboard which is not a material accepted by Gunnison County. Please break down and flattened all cardboard placed in the bag. Failure to break down boxes or continued disposal of pizza boxes will force us to remove cardboard as a recyclable item on our trailer.

Alpenglow in CB South: Alpenglow music in our Park was an overwhelming hit with our residents again this year. In fact, the CB South concert was the single highest fund raising event during the concert season! We will be seeking local sponsors to support this event again in 2012.

Huckeby Open Space Parcels: Last year we had the opportunity to purchase approximately 20 acres of land adjacent to the East River, which abuts CB South and River Rim. The northernmost parcel is landlocked without any means of legal access by most residents and property owners in CB South. The staff has suggested the Board consider selling the parcel to the 12 property owners (or some subset of the 12 owners) that abut the parcel. The revenue generated by the sale of the property could put in the Reserve Account or used to purchase an amenity that a majority of the residents and property owners could enjoy. The Board is split on this issue – some members are willing to consider the sale, others are opposed. Any feedback on this issue would be welcomed by the staff and the Board.

We are currently working on grant applications to assist in funding improvements to the South Parcel that would include a small parking area, fisherman access to the East River, trails and a picnic shelter. This is a fragile environment and we ask our members to tread lightly when visiting the property.

Park Improvements & Community Gardens: 2011 was a quiet year for the park. The reclaimed parking lot continued to be supplemented with seed and fertilizer. The community garden plots remain very popular. All plots were fully rented this past summer. Call our office if you are interested in a garden plot next summer. We have a new net for the tennis court that will be installed this spring. We are going to try and eek out one more year from the wind screens and replace those in 2013. Tennis court resurfacing remains a topic of discussion and we are researching costs and timing.

Mail Boxes and Library Drop Box: We still have mail boxes available for rent. Please stop by our office if you would like to rent one. The Library District book drop box by the P.O.A. Office remains popular.

Covenant/Rule Enforcement: We continue to focus attention on the consistent 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 considerably follow the rules and regulations for CB South in the parking of vehicles, equipment, or trailers, etc., that are not habitable. Such items need to be in P.O.A. approved, all-weather parking spaces that are no closer then 10-feet from all property lines. Towards the continued betterment of CB South, this process will be consistently and uniformly followed for all rules and regulations for CB South.

2011/2012 CB SOUTH P.O.A. WINTER NEWSLETTER

Bus Service: We continue to explore our options for bus service into CB South. RTA continues to limit service the Highway 135 corridor. We are currently exploring opportunities for an employee shuttle to the ski area. Nothing promising yet.

Looking forward to 2012: Our proposed projects for 2012 include:

Annual Clean up day
Annual Meeting & Picnic
Alpenglow in CB South
Continued fitness, yoga and new training classes at Sunset Hall
Develop fishing access and a picnic area by the East River
Community Garden Plots are available
Hockey Program-self supporting
Ice Skating & Curling lessons/league-depending on interest-self supporting
Tennis lessons & ladder-depending on interest-self supporting
Weed control in Right of Ways, continuing program
Weed sprayers/spray available to members
Community Bikes available to members
Grant writing to seek funds for specific projects
Bus Service-continued pursuit of sustainable service

Volunteerism is alive & well in CB South We couldn't have accomplished so much in 2011 without our awesome members donating their time, money, materials and equipment & labor. CB South P.O.A. extends a huge thank you to you all!

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!!
- Local Law Enforcement Officials have stepped up enforcement/ticketing for exceeding the speed limit and failure to completely stop at stop signs. **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.**

General P.O.A. Information

Our website continues to be updated (www.cbsouth.net). Please check it out. It provides information on dues, the annual budget, monthly Board meeting agendas and minutes, monthly news updates, Special Area Regulations, P.O.A. Rules and Regulations, Design Review Guidelines, construction information, and our Noise Regulations, etc.

NOTICE OF CB SOUTH INFORMATION

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 Association: Crested Butte South Property Owners Association, Inc.

Name of Association's Designated Agent: Daniel E. Vaughn, AICP/ASLA – Association Manager

CB South P.O.A. Office Hours: Monday – Friday, 9 AM – 5 PM (appointments are encouraged)

2011/2012 CB SOUTH P.O.A. WINTER NEWSLETTER

The Declarations first recording date with reception number:

Initial recording date August 26, 1970 @ reception number 280965.

P.O.A. Office Location and Mailing Address:

CB South P.O.A.
61 Teocalli Road
Crested Butte, CO 81224

P.O.A. Phone Number: (970) 349-1162

P.O.A. Fax Number: (970) 349-1163

P.O.A. Email Address: info@cbsouth.net

P.O.A. Website: www.cbsouth.net

2012-2013 P.O.A. Board of Directors:

President – Al Smith (Term expires August 2012)

Vice President – Sarah Baskfield (Term expires August 2012)

Secretary/Treasurer – Cathy Frank (Term expires August 2013)

Member – Duane Johnson (Term expires August 2012)

Member – Peter Carey (Term expires August 2013)

2011-2012 CB South Design Review Committee

Member – Carol Dale

Alternate – Joan Ham

Member – Thomas “Kley” Hughes, Jr.

Alternate – Melissa Belkin

Member – Eric Naughton

Member – Ben Preston

Member – Ben White

CB South Association Staff:

Association Manager – Daniel E. (Dan) Vaughn, AICP/ASLA (Since 2011)

Association Accountant – Scott LeFevre (Since 2011)

Association Parks and Maintenance Supervisor – Dominic Eymere (Since 2008)

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

Gunnison County Building Department (970) 641-1011

Gunnison Planning Department. (970) 641-0360

Hockey Rink, Softball Field, Parks,
Common Areas, Sunset Hall Rentals (970) 349-1162

Gunnison office of the Colorado Division of Wildlife (970) 641-0088