

COMMON INTEREST COMMUNITY LIVING
Governing Documents Amended and Revised Newsletter
June 2016



--A well-preserved riparian corridor--

******Please refer to page 3 for an IMPORTANT COMMUNITY SURVEY******

Our family has lived at The Reserve for about 9 years. I think that makes us “local residents”. Some have been owners here for over 20 years, let’s respectfully call them “historians”. With the current real estate market in our area and the improvements we continue to make at The Reserve, our property values are rising and our units are selling as soon as they are listed. And so, we have a growing population of “new neighbors” joining our community. We have a distinct niche in the market and we all want to capitalize on it. At The Reserve, our Common Elements are impressive. Common Elements can simply be defined as our common property that we are allowed to respectfully use and must bear part of the expense for. Let's continue to focus on our Common Elements that make our community unique, valuable, and desirable.

- Just look out your window.
- Being stewards of a natural riparian corridor along the Eagle River offers assets that few enjoy:
 - Scenic and all other sensual pleasures
 - Natural sound, pollution, and water filtration
 - Natural cooling during the summer for us and the fish in the river
 - Windbreaks in the winter for us and shelter, food, water and space for wildlife
 - Private fishing access, along with other river pastimes like walking and sitting
 - Increased property values
- Lower density housing with manicured areas
 - Personal gardens that anchor residents to the property and can be enjoyed by all
 - Our new irrigation system and landscape modifications will save the precious limited resource of water and lower our annual water bill, as well as bring us into compliance with our designated water rights.
 - Increased curb appeal to improve property values
- Owning open space in a valley
 - Enough said.
- A private pool and clubhouse along a pristine portion of the Eagle River with towering spruce, native cottonwood, willow and natural grasses.
- Ample parking, when managed equitably
 - We need to continue to work on this.
 - Storage and recreation trailer storage on property, with restrictions. You can't find this ANYWHERE in The Valley!

These are unique community assets that our dues pay for. Because we pay dues, there is a strong desire to get what we are paying for and to NOT make these amenities available free of charge to others.

Our condo at the Reserve is our first attempt at living in a Common Interest Community with an HOA. We have had a lot to learn. In the beginning, we found ourselves in violation of a few of the CC&R's (Covenants, Conditions, and Restrictions) at The Reserve because we had not made ourselves familiar with the Governing Documents. Our property management needs, the current culture in The Valley, and our Governing Documents are evolving. We are experiencing some growing pains. Our goal is to make The Reserve a friendly place to live. We have a 3 pronged approach which we hope will help us accomplish this difficult task in a mountain community which reinforces a culture of recreation and individuality, and yet must have clear boundaries set for congenial community life.

1. We want to draft reasonable, enforceable CC&R's. Remember, increased levels of enforcement comes with an increased staffing cost and/or hourly employee costs.
2. We want to make it easy for Management to provide reasonable enforcement by having a clearly defined, delineated and communicated scope of personal and HOA responsibilities.
3. We want to make it easy for everyone to comply with our typical, respect based CC&R's by communicating our Declaration statements and Rules and Regulations multiple times via all standard media, including signs.

Local resident conversations regarding life at The Reserve often circle around to the use of our Common Elements. These are the topics I hear about most in order of frequency:

1. Equitable parking allocation and the increasing number of storage/recreation trailers
2. A need for more storage for all residents, especially full time residents
3. Pet issues
4. The abilities to enjoy our pool without unsafe, disruptive, crude or non-CC&R compliant behavior.
5. I want a garage! I have wanted one for 15 years!

We will perpetually plug away at reasonable, affordable, enforceable and equitable CC&R solutions to #'s 1-4 above. #5 is kind of a special circumstance issue at The Reserve. The important distinction and the reason for action at this time is that we need to be sure to get proper language in our Amended and Revised Declaration so that we do not incur future legal fees if another amendment is required later to accommodate the recurring request for garages, etc. at The Reserve. Community members attended our June HOA meeting and asked to have the Board approve a committee to address the possibility of having uniform, quality garages, etc. built on our Common Element property in order to augment typical solutions for issues #1 and #2 above. One avenue for this to happen would be to transfer some Common Element property to Limited Common Element status if individual owners are willing to pay for building a garage, etc. that would become part of their "Unit" at The Reserve.

Your Neighbor,
Deb Forsline

For questions, or further conversation, please email deb@theresearveontheeagleriver.com

An informal meeting was held on 2/28 and it was decided that we should “test the waters” before investing time and money resources in the pursuit of garages, carports and/or personal storage units at The Reserve. Three survey questions were developed:

1. Are you interested in owning a garage, etc. that is deeded to your condo at The Reserve?
2. Are you willing to put \$1000 of earnest money down to demonstrate your commitment for the Board to develop plans, research construction costs, and pursue bids? Your earnest money will be returned to you if a garage, etc. project does not move to completion. If garages, etc. are built, your earnest money will be credited to your garage, etc. building cost.
3. Taking into consideration the high cost of construction in mountain communities, how much are you willing to pay for a well built, single car garage?

If you are interested in a committee to the Board pursuing the possibility of this type of development at The Reserve, please answer the above 3 questions.

Please respond to this survey by any of the following methods:

- Email deb@thereserveontheeagleriver.com
- Print the survey questions, write your responses on the page and give it to any Board member
- Bring your written responses to your Board meeting on July 18th at the 6:30pm at the Clubhouse.

Thank you for your participation!!