

## THE RESERVE ON THE EAGLE RIVER

President's Newsletter, Deb Forsline

April 22, 2017 Earth Day

A valuable thing to do on Earth Day is to reflect and this is my first priority on this magnificent morning as I sit along the Eagle River in our back yard. Spring runoff is the perfect reminder of the ebb and flow of natural events and the currents that shape the river. Now here is my leap from sentiment to practicality. . . the same is true of our HOA.

The good news is that it is ALL good news.

After two tedious years of working toward crafting an Amended and Restated Declaration, the core of a Homeowner Association's Governing Documents, it has now been presented to you for review. Yes, it is 59 pages long and entirely overwhelming. Some have requested a simplified comparison guide between the 41 page 1982 document or a redline edited view. That is a reasonable request, just not possible as this was not an edit of a 32 year old document, but a new creation. With 32 years of water under the bridge, so to speak, state laws have changed, the culture of The Reserve is changing and our place in the larger real estate market in the Valley continues to flow, as well. We worked hard to produce a document that we hope will be relevant for a few decades into the future.

In my opinion, there are two major areas that most of us owners are concerned about.

1. How will these new Governing Documents, including Rules and Regulations based on this new Declaration, alter and enhance my lifestyle and/or that of my tenants at The Reserve?
2. How much more or less will it cost me? Why?

In response to the first question, please carefully review ARTICLE 4: RESTRICTIONS.

To understand question #2, please carefully review ARTICLE 7: MAINTENANCE AND INSURANCE, as well as EXHIBIT D and EXHIBIT E.

I could offer my opinions and reasoning in an attempt to persuade you to vote promptly and affirmatively to approve this document. I stand firmly behind the two years of deliberate and deliberated, article by article analysis by your Board of Directors on each and every element of this proposed Amended and Restated Declaration. In this case, a large Board was beneficial as our diverse Board represented the interests of our diverse membership. Of course, you each must cast your own votes based on your own opinions and reasoning. We are not abandoning you, however. You have been invited to attend our **Special Meeting which will be held at our Clubhouse May 15<sup>th</sup> at 5:30pm**, just prior to our regular Board Meeting. This will be a Question and Answer period. Our drafting attorney, Kerry Wallace, will be in attendance. We hope you can attend.

In addition, please feel free to contact any of your Board Members prior to returning your vote, proxy or attendance at the meeting. We are all happy to have discussions with you.

Back to some more good news. Here is a short list of other things I am proud of your Board and Management Company for accomplishing together. These demonstrate the philosophical basis for the decisions made in this proposed declaration. I hope they do persuade you to cast an affirmative vote.

Let's celebrate these accomplishments together:

- A collaborative relationship with our Management Team
- An accessible, complete and funded short and long term Reserve Capital Spending Plan
- Feasible, equitable, enforceable parking rules and regulations
- Schedule based Common Element Maintenance. The property is looking better all the time.
- Hiring an excellent contractor to install our irrigation system and entry landscaping.
- **The best news? Property values are up, the market is hot, we are poised to hold a unique, affordable niche in the Vail Valley real estate market with the most valuable and exclusive amenities of all . . . Extensive grounds and private access to the Eagle River.**