

Fall 2014 Newsletter  
Volume 1, Issue 2

**2014 The Reserve  
on the Eagle River  
Board of Directors:**

Scott Ashburn  
Janet El-Bitar  
Jess Frieze  
Marilee Horan  
Lauren Immel  
Matt Lydens  
Tim Sullivan

.....

For Code  
Enforcement issues:  
Contact  
Jennie at  
970-904-0519

**Email:**

[dan@mcneillinc.com](mailto:dan@mcneillinc.com)

**Accounting:**

Kay Cheney  
970-476-4935

[intermountainbb@gmail.com](mailto:intermountainbb@gmail.com)

**Maintenance:**

Mike 970-904-6408

**Office: 970-479-6047**

Housekeeping, Window  
Cleaning, Repairs

# The Reserve on the Eagle River Fall Newsletter

## Summer Projects at The Reserve

It has been a busy summer at The Reserve! The painting of three buildings (F, H and L) is underway. Siding is being replaced, as needed on these buildings and any replacement siding is being thoroughly primed first. Asphalt crack-filling was done, parking light lots have been repaired, all common area windows were cleaned and all common hallway carpets have been cleaned.

Drain line jetting and camera inspections were done on 15 problem drains, and any repairs needed are pending.

As fall approaches, the irrigation system will be blown out, and gutters will be cleaned and leaves raked. Interior hallway painting is under consideration as a winter project. Think SNOW!



***REMINDER: do not put anything but SOFT toilet paper down your toilet (NEVER any feminine products, Kleenex, Puffs or towelettes); use your garbage disposal sparingly and do not put coffee grounds or fibrous material down your drain in order to keep sewer lines clear.***

## Upcoming Meetings:

The next Board of Directors Meeting is scheduled for **Monday, October 20, 2014, at 6:30PM.** The meeting will be held in the Reserve Clubhouse.

The 2014 Annual Meeting of the The Reserve on the Eagle River will be held on **Monday, December 1, 2014, at 6:30PM** in the Reserve Clubhouse.

# The Reserve on the Eagle River Fall Newsletter

**A note from Lauren Immel, Director:** The Board's mission is to protect value of your property and to act as a good custodian of Association finances. In January 2014, the Association had a negative balance in the Reserve Fund, increasing operational expenses, and deferred maintenance projects piling up. To address these situations, the Board has taken an aggressive stance of financial discipline with fair and consistent enforcement of established Rules and Regulations. The focus has been on finding economical ways to improve the appearance of the property, and to catch up on deferred maintenance projects, while trying to avoid a dues increase or special assessments. We are thrilled to report that our strategy is working! Here is a summary of results thus far:

- We now have a positive cash situation in the Reserve Fund. We still need to build the Reserve Fund to a healthier level, but we are trending in the right direction.
- Through August we were running \$21K favorable to our budget in our YTD expenses, primarily attributed to:
- Applying the competitive bidding process to projects for better value from vendors. For example, we painted three buildings this year for less than the cost of painting two in 2013.
- Lower management fee and reduced overhead associated with professional management company
- Reduced A/R balance
- Any year-end Operating Budget surplus will be used to help re-build the Reserve Fund used for capital projects and/or to address deferred maintenance items
- Completed additional deferred maintenance items such as repairing the asphalt and existing parking lot lights

Overall, the feedback from many of our homeowners is that our property is looking better! Please feel free to add your input!



## Vail Mountain Rescue

Vail Mountain Rescue Group is an all volunteer organization that was created 30 years ago to lead emergency backcountry search and rescue missions. They average 80 to 100 missions each year and rely entirely on volunteers and donations for its operations. Volunteers provide all of their own personal gear and are prepared to respond to any type of backcountry emergency. Their members come from all parts of our community and include ski patrollers, backcountry guides, raft guides, professional medical personnel and others with a love of the mountains. VMRG is authorized by the Eagle County Sheriff to perform search and rescue efforts in Eagle County, and also responds to calls from other mountain rescue groups throughout the central Rockies. The Sheriff provides vehicles, insurance and their radio network, but funds for training, equipment and supplies are needed for their \$60,000 annual budget. Please consider donating to this worthy organization at [www.vailmountainrescue.org](http://www.vailmountainrescue.org).

### Real Estate Update

|                             |            |                         |                       |                       |            |
|-----------------------------|------------|-------------------------|-----------------------|-----------------------|------------|
| <u>Currently Available:</u> | Unit K-203 | 2 Bedrooms, 2 Bathrooms | List Price: \$294,900 |                       |            |
|                             | Unit C-202 | 2 Bedrooms, 2 Bathrooms | List Price: \$316,000 |                       |            |
| <u>Sold in 2014:</u>        | Unit L-303 | 2 BR, 2 Baths           | List Price: \$309,000 | Sale Price: \$305,000 | 08-28-2014 |
|                             | Unit Q-203 | 2 BR, 2 Baths           | List Price: \$319,000 | Sale Price: \$317,000 | 03-25-2014 |
|                             | Unit L-104 | 2 BR, 2 Baths           | List Price: \$319,500 | Sale Price: \$317,500 | 04-18-2014 |
|                             | Unit Q-202 | 2 BR, 2 Baths           | List Price: \$325,000 | Sale Price: \$319,000 | 05-21-2014 |
|                             | Unit A-202 | 2 BR, 2 Baths           | List Price: \$350,000 | Sale Price: \$335,000 | 06-27-2014 |
|                             | Unit E-201 | 3 BR, 3 Baths           | List Price: \$409,900 | Sale Price: \$380,000 | 09-10-2014 |

Information is from the Vail Board of Realtors Multiple Listing Service and is deemed reliable, but not guaranteed.