

Fall 2015 Newsletter  
Volume 2, Issue 2

**2015 The Reserve  
on the Eagle River  
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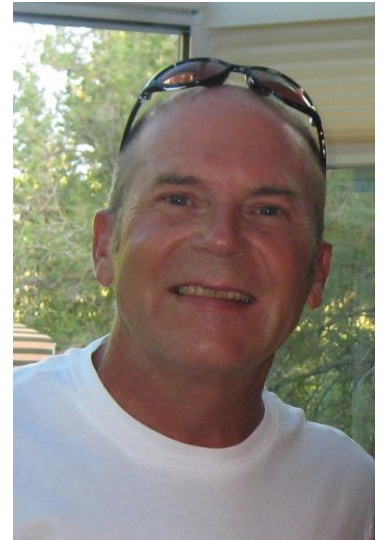
Housekeeping, Window  
Cleaning, Repairs

# The Reserve on the Eagle River Fall Newsletter

## Peter Lord

Peter Lord passed away quietly in his home, on October 1, 2015, surrounded by friends, following a brave struggle with cancer. Peter's times as the unofficial "Mayor of Edwards" and his career as a ski instructor in Lionshead at Vail offered countless opportunities to tell bad jokes and make good friends in the Valley and around the world – always with a twinkle in his eye. He will be missed by his many friends and neighbors here at the Reserve. Peter loved skiing and teaching skiing. Peter helped form the Reserve HOA in 1987 and became property manager in the early 1990s. There were few condo complexes run as well as the Reserve back in those days. Under Peter's guidance, the Reserve even won an award for best condo association in the valley. He was dedicated to keeping the Reserve a great community and worked tirelessly to maintain the property to his own high standards. He organized many spring cleanup efforts and BBQs down at the pool so neighbors could catch-up with old friends and meet new ones. He also served on the Board for many years. His honesty, generosity, and ethics will be greatly missed.

The Reserve has established a memorial fund in Peter's name at 1<sup>st</sup> Bank, Edwards, CO, to collect funds to purchase a bench with a plaque with Peter's name. The bench will be placed along the Eagle River for everyone to enjoy. If you would like to contribute, please make your check payable to the Reserve, send it to the Reserve on the Eagle River, PO Box 479, Edwards, CO 81632. Please note on the check in the memo line that it is for Peter's Memorial Fund.



## Reserve 2015 Annual Meeting

Please plan to attend  
your 2015 Annual  
Meeting on Tuesday,  
December 1, 2015, at  
6:30PM.

The meeting will be  
held in the Clubhouse.

Agenda topics will  
include financial  
review and the 2016  
Budget, future capital  
projects and Board of  
Director Elections.  
Kerry Wallace will  
lead a presentation on  
the Governing  
Documents Revision  
Project and Rick Agett  
will discuss the Capital  
Spending Plan.

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## Lock Out Protocol

If you rent your home at The Reserve (either short term, or long term), management encourages you to install a key-code entry or a lock box at your front door to prevent your tenants or guests from locking themselves out of your unit.

Your management fee does NOT include emergency key service.

## Summer Projects at The Reserve

It was another busy summer of projects at The Reserve. Buildings M, P and Q were painted after some of the siding was replaced. New gutters, downspouts and heat tapes will be installed on these buildings to protect the siding. The joint on the bridge was replaced and the railings painted. A new pool drain was installed along with a new circulation pump. A major tree pruning / removal project was done around the Clubhouse building.

Chimneys were inspected and cleaned as needed. Roofs were also inspected and some repairs were made.

The parking lot was striped and the new lines have eased parking congestion in front of some of the buildings.

Drain line clean outs and concrete walkway work is scheduled for October. The leaves have been raked, the irrigation system has been winterized and gutters have been cleaned. THINK SNOW!!

## Real Estate Update

<u>Currently Available:</u>	M-101	2 Bedrooms, 2 Baths	List Price \$339,500
<u>Under Contract:</u>	K-203	2 Bedrooms, 2 Baths	List Price: \$319,000
	P-203	2 Bedrooms, 2 Baths	List Price: \$329,900
	I-204	3 Bedrooms, 3 Baths	List Price: \$409,000
<u>Recently Sold:</u>	N-104	2 Bedrooms, 2 Baths	List Price: \$319,000 Sale Price: \$314,150 7-07-2015
	I-103	2 Bedrooms, 2 Baths	List Price: \$328,000 Sale Price: \$329,000 6-30-2015
	L-203	2 Bedrooms, 2 Baths	List Price: \$330,000 Sale Price: \$330,000 9-02-2015
	N-201	3 Bedrooms, 3 Baths	List Price: \$379,000 Sale Price: \$360,000 7-23-2015

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