

Fall 2016 Newsletter

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**2016 The Reserve
on the Eagle River
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Reserve 2016 Projects

Your Board of Directors and management have been busy with many projects over the past few months! The first phase of the Irrigation System Replacement Project is now complete. This first phase included the installation of the main line and the "feeder" lines that service the landscaped areas around Buildings A through D. Work will begin again in the spring to complete the last phase of installation and the entry garden near Building D. Thank you to all residents for your patience throughout this large-scale (and messy) capital project!

The concrete surface of the bridge was sealed. Management is exploring options to limit erosion along the southeast corner of the bridge. Buildings D, G and N were painted this year. Partial siding and trim replacement occurred prior to painting, and gutters and heat tapes were installed to protect the siding of these buildings.

Asphalt walkways were replaced. The Board has authorized an engineering report on the condition of all deck support posts. The engineer will then prepare specifications for post replacement so that management can garner competitive bids.

The Board continues to tackle the Governing Documents Revision Project and hopes to have the updated Plat Map and Amended & Restated Declaration out to all owners for review and approval soon. The Board is also working on a revision of the Parking Rules & Regulations prior to winter.



Reserve 2016 Annual Meeting

Please plan to attend
your 2016 Annual
Meeting on Thursday,
December 1, 2016, at
6:30PM.

The meeting will be
held in the Clubhouse.

Agenda topics will
include financial
review and the 2017
Budget, future capital
projects and Board of
Director Elections.
The membership will
get updates on the
Governing Documents
Revision Project and
the Irrigation System
Replacement Project.

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Understanding Radon

Radon is a naturally occurring, invisible, radioactive gas that is created from deposits of uranium and radium in soil. Radon is easily drawn into homes through cracks and gaps in foundations and can reach concentrations that increase the potential for developing lung cancer. About 50% of the homes in Colorado have levels of radon higher than the US EPA-recommended action level of 4 picocuries per liter (4 pCi/L).

Homeowners typically find out that they have higher than recommended levels of radon in their homes when a home inspector places a test kit in the home during the inspection process associated with the sale of that home. Radon mitigation is usually straight-forward and relatively inexpensive, and varies from home to home. The “fix” depends on the construction of the home, but generally involves the installation of a plastic pipe connected to the soil under the concrete slab of the foundation or directly into the soil of a crawlspace. The pipe exhausts outside of the building, far enough away from windows and other openings so that radon does not re-enter the home. A fan may be installed to move the gas more effectively and a gauge (manometer) should be installed to indicate that the system is functioning properly. Note that any time a radon mitigation system is installed, an owner must receive PRIOR BOARD-APPROVAL. Any exterior piping must be painted to match the existing siding of the building.

For additional information, please visit the Colorado Department of Public Health and Environment website at www.coloradoradon.info.

The Eagle County Planning Commission has completed a preliminary review of the proposed Edwards Area Community (master) Plan, and has initiated a 30-day referral of the Plan for public review and comment. Eagle County residents, property owners and service providers are encouraged to read the proposed Edwards Area Community Plan, and to submit comments, questions or suggestions to the County on or before **Friday, October 21.**

[www.eaglecounty.us/Planning/Documents/Referrals/Referral Draft 2016 Edwards Plan 9 20 16/](http://www.eaglecounty.us/Planning/Documents/Referrals/Referral_Draft_2016_Edwards_Plan_9_20_16/)

Real Estate Update

<u>Currently Available:</u>	None		
<u>Under Contract:</u>	N-202	2 Bedrooms, 2 Baths	List Price: \$379,000
<u>Recently Sold:</u>	J-102	2 Bedrooms, 2 Baths	List Price: \$329,000 Sale Price: \$332,500 5-31-2016
	O-102	2 Bedrooms, 2 Baths	List Price: \$349,000 Sale Price: \$337,000 8-03-2016
	I-104	2 Bedrooms, 2 Baths	List Price: \$379,900 Sale Price: \$375,000 8-30-2016
	F-203	2 BR + Loft, 2 Baths	List Price: \$379,000 Sale Price: \$376,000 5-17-2016
	B-204	2 Bedrooms, 2 Baths	List Price: \$379,500 Sale Price: \$377,000 7-27-2016
	C-204	2 BR + Loft, 2 Baths	List Price: \$385,000 Sale Price: \$385,000 7-15-2016

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