

Spring 2015 Newsletter  
Volume 2, Issue 1

# The Reserve on the Eagle River Spring 2015 Newsletter

## 2015 The Reserve on the Eagle River Board of Directors:

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## 2015 Projects

The association plans to undertake a number of important projects this year including the interior painting of all hallways, the exterior painting (along with partial siding replacement) of three buildings, walkway lighting work, swimming pool drain repairs, cottonwood tree removal and some landscaping improvements. Projects will be prioritized and executed according to budget constraints. The Board will also begin the Governing Documents Revision Project; see article on page 2.



## Bears are back!

Please do not leave any trash or recycling outside of the trash enclosures. Never leave pet food on your deck. Don't put out hummingbird feeders until Memorial Day weekend.

Thank you for your cooperation!

**SAVE THE DATE!! Spring Walk Through Meeting  
Wednesday, April 22, 2015, 4:00PM. Meet in front of Building A.  
All owners are invited to attend.**

## Friendly Spring Time Reminders at The Reserve:

- Keep clutter to a minimum in interior hallways and on decks
- Every vehicle (including trailers) that is parked at The Reserve must display a valid parking permit, have currently registered license plates, be in good, working condition and move regularly
- Quiet hours are every day between 11PM and 8AM
- Smoking in common areas, including hallways and decks is prohibited
- Please pick up after your pet immediately after waste is deposited
- Contact management if you wish to rent the Clubhouse for a gathering
- Use your garbage disposal sparingly (never put fibrous materials or coffee grounds down there!) and call management immediately if you experience a drain back up

# The Reserve on the Eagle River

## Spring 2015 Newsletter

### Note from Your Directors Deb Forsline and Scott Ashburn

Spring is a time of renewal and your 2015 HOA Board of Directors is inspired by the season and the exciting work in front of us. As always, you can view the minutes from our Board of Directors Meetings on our web site. In addition to viewing all of our posted documents, we want to encourage you to respond with any questions or concerns that you may have. Each of our experiences is unique and one of our primary goals is to build a broad understanding of the needs and aspirations of our Ownership Partners. We are deemed a Common Interest Community and your Board of Directors is committed to protecting our common interests. We must hear from you in order to do our best possible work on your behalf. Let's keep in touch.

Our guiding principles include:

1. Improving our property values
2. Enhancing the experience of living in our community
3. Being accountable to you
4. Communicating with you
5. Bringing our property management practices and association documents into the current era

We have identified these tasks as imperative in order to continue to move our community forward:

- Continue to refine our Capital Plan
- Bring our Governing Documents into alignment with the Colorado Common Interest Ownership Act
- Further refine our Governing Documents which have not been comprehensively updated since their initial implementation in the 1980's. You will be receiving additional communication during this process and we will be asking for your input. No surprises!
- Continue to make deliberate improvements in the areas of
  - Fire/Life/Safety
  - Landscaping and water conservation
  - Updating color and design elements in common areas
  - Protecting our exquisite and exclusive grounds from unauthorized use

Again, we encourage you to communicate with your Board of Directors as we strive to enhance our experience of living together and/or owning property together in this extraordinary community accentuated by our prime location along the dynamic Eagle River. If you would like to participate on the Governing Documents Revision Projects Committee, please contact Deb Forsline ([deb@thereserveontheeagleriver.com](mailto:deb@thereserveontheeagleriver.com)) or Scott Ashburn ([scott@thereserveontheeagleriver.com](mailto:scott@thereserveontheeagleriver.com)), Committee Co-Chairs.

### Real Estate Update

<u>Currently Available:</u>	O-203	2 Bedrooms, 2 Baths	List Price: \$330,000		
	D-104	2 Bedrooms, 2 Baths	List Price: \$340,000		
<u>Recently Sold:</u>	K-203	2 Bedrooms, 2 Baths	List Price: \$294,990	Sale Price: \$270,000	11/14/2014
	C-202	2 Bedrooms, 2 Baths	List Price: \$309,000	Sale Price: \$308,000	11/21/2014
	M-202	3 Bedrooms, 3 Baths	List Price: \$389,000	Sale Price: \$330,00	01/05/2015

For a complete list of homes currently available in Vail, or for a complimentary market analysis of your home, please contact Sara Thurston McNeill at 970-479-6047 or [sara@mcneillinc.com](mailto:sara@mcneillinc.com) or visit [sales.mcneillproperties.com](http://sales.mcneillproperties.com).

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