

# Vail Run Resort

*a community association...*

*Spring 2006*

## Vail's Construction Continues

Construction continues in both the Vail Village area and the Lionshead base area. Scheduled for completion in the Fall of 2007, Lionshead will host the new European-inspired "Arrabelle at Vail Square". In addition to luxury hotel accommodations, the Arrabelle will offer guests new dining and shopping opportunities, skier amenities including lift ticket sales, equipment storage, and ski and snowboard school, and will offer an ice-skating rink for family fun. There are also several construction projects taking place in the village, among these are the new Vail Plaza Hotel & Club, Four Seasons Hotel and Resort, and the Crossroads. The Vail Plaza Hotel & Club is being constructed where the Vail Village Inn used to be and Four Seasons Hotel will be built on the current site of Vail Amoco gas station. When completed, these new additions to Vail will offer employee housing units, retail and restaurant space, conference rooms, a bar, spa, and fitness and health club amenities. Vail Run guests will be especially interested in the Crossroads redevelopment project. The Crossroads will offer retail/restaurant space, three stadium-seating movie theaters, a 10-lane bowling alley/arcade/sports bar, winter ice-skating, and



**Vail after a recent snowfall**

## New Payment Options for Owners



Paying your quarterly assessment on time is being considerate of your fellow owners. Paying quarterly helps the association to manage its cash flow, enabling the management company to pay bills for operation of the association in a timely manner and reduce interest costs.

Beginning with the assessment for April 2006, Vail Run Resort is implementing two additional options to make payment of the quarterly maintenance assessments easier for our owners. Both of these options have been requested by owners as a convenience to them. You may now choose to have your quarterly fees directly debited to you checking or savings bank account (ACH bank debit) or you may

chose automatic credit card payments. As always, you may pay with a check or credit card via the return slip on your invoice.

We encourage the owners to convert to one of these methods as a time and cost saving measure for both the association and owners alike. With automatic payment, you will no longer need to worry about late fees from missing invoices or payments lost in the mail. Enclosed in this months invoice you will find a **green authorization form for Bank ACH debits** to your bank account, and a **yellow form for automatic credit card payment**. If you wish to take advantage of either of these payment methods, please fill out the appropriate form and return it to Vail Run Resort.

## Spring Shutdown

Each spring, Vail Run Resort closes for an extended period to perform major maintenance, clean, and refurbish its units. Spring shutdown in 2005 saw the installation of new carpet in all units. This spring our major projects will be to install gas fireplaces in all units, overhaul the elevator, plus normal deep cleaning all units, and painting where necessary. The necessity to replace our fireplaces became apparent last spring while doing our annual maintenance inspection of flues. A number of flues were damaged beyond the point of normal repair and required full flue replacement. Retaining these current wood burning fireplaces became cost prohibitive as new masonry, firebox, flue, and drywall would have to be installed to comply with Town of Vail and National Fire Codes. The Board of Directors approved the installation of gas fireplaces in August 2005. Vail Run Resort anticipated beginning the replacement of fireplaces during the fall shutdown, however new permit and code requirements by the Town



**The new gas fireplaces, shown above, will be installed during spring shutdown**

of Vail delayed the project. Now, with all necessary permits, we are ready to begin. Owners can look forward to enjoying these new fireplaces during their next winter or fall visit.

As a few of you know, just prior to our fall shutdown the elevator power unit failed. There was a loss of hydraulic pressure whereby the elevator would not go up. Vail Run Resort replaced the power unit prior to the start of the winter season. During the replacement process for the power unit, it was brought to our attention that Federal Code required

the replacement of the lift jack. The construction of our current lift jack is such that it has a single jacket of metal protecting it outside. Due to corrosion concerns with our present jack, Federal Code requires its replacement with a double jacket lift jack. The lift jack replacement requires the staff and contractors to stage all needed materials on the various floors prior to the elevator being shutdown, including , fireboxes, flues, cleaning and maintenance supplies, as this needs to be accomplished within two days of shutdown.

The Board of Directors has decided owners will be assessed a one time fee for the new fireplaces and the repair and replacement of the elevator mechanics. This fee will be billed and payable with the July 2006 assessment. The fee is expected to be approximately \$200 per owner. The final fee will be determined upon completion of the projects. Owners who are on automatic quarterly assessment payments will receive a separate invoice for this fee.

## Policies

Check-in time is 4PM on Saturdays with no exceptions. Please give the staff the opportunity to complete the necessary tasks of cleaning the rooms, minor maintenance, and showing units to prospective owners. If you or your guests arrive early, please be courteous and do not request early check-in. Things to enjoy while waiting for

lunch while visiting the shops in the village, enjoying a good book in our lounge, or sunning yourself by our pool. Speaking of the pool, winter visitors have noticed the balls are gone this year. Our insurance carrier insisted they were not appropriate for use and recommended a cover to keep the heat in.



***We hope all of our winter guests enjoyed the record breaking snow this year and we are looking forward to a great summer season!***