

Cordillera Valley Club Property Owners Association Newsletter

Club at Cordillera Update

CVC POA Board of Directors:

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For Code
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Issues:
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Please visit
www.cvcpoa.org
for
Community
News,
Meeting
Minutes and
Notices, your
Governing
Documents
and Lodge
and Spa at
Cordillera
Updates.

Many of you have been following the Club at Cordillera bankruptcy proceedings and know that the hearings were moved to Denver District Bankruptcy Court this past summer. The Certificate of Notice was filed on September 30, 2012.

The Bond Issue Vote called by the Cordillera Valley Metro District to provide a funding source for the purchase of the CVC Golf Course and other recreational amenities passed. 90 ballots were returned (out of 127 total owners); 80 owners voted in favor of issuing the bond; 10 voted against. The Metro District will be meeting in the coming weeks to decide the next steps. Bids to purchase assets are due by December 3, 2012.

The CVC Metro District and POA will hold a joint informational meeting on Friday, December 14, 2012, at 2PM at the Cordillera Metro District Office, 408 Carterville Road. The primary topic of discussion will be the purchase of non-golf assets.

CVC POA Contact Information:

McNeill Property Management, Inc.

2077 N. Frontage Road, Suite D
Vail, CO 81657
970-479-6047 Office
970-477-1147 Fax
970-904-6217 Dan's cell
mcneill@vail.net

Accounting Services:

Marsha Bjornson 970-390-8978
PO Box 2787
Edwards, CO 81632
cvcacct@gmail.com

Design Review Board:

Dominic Mauriello, Mauriello Planning Group
970-376-3318
dominic@mpgvail.com

*Please contact us
at the office at
970-479-6047 to
schedule your fall
cleaning service,
window cleaning
or any repairs
and maintenance
items that you
may have before
the busy winter
season!*

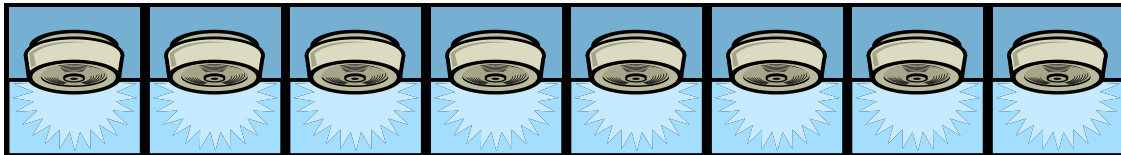
Indoor Safety at Cordillera Valley Club

As fall months arrive and more of us spend more time indoors, it is important to keep in mind these safety considerations:

Keep a working **FIRE EXTINGUISHER** in your kitchen (and any workshop, possibly in your garage). Make sure it is fully loaded and rated for all types of fires (wood, chemical and electrical).



Make sure to change the batteries in your **SMOKE ALARMS** every spring and fall. A good reminder is to change the batteries when you change the clocks in your home from Daylight Savings Time to Standard Time (and vice versa). An installed and properly functioning smoke detector can reduce the chance of residential fire death by over 50%.



Install a working carbon monoxide detector outside each sleeping area of your home, and near the garage entrance to your home. Carbon monoxide is a colorless, odorless gas caused by appliances that burn gas and by automobiles. Poisoning symptoms include headaches, dizziness, nausea, chills, fever and coughing and can be fatal with prolonged exposure.

Colorado House Bill 12-1237

On May 29, 2012, Colorado Governor Hickenlooper signed HB 12-1237, the HOA Records Bill into law. The Bill will go into effect on January 1, 2013, and it applies to all common interest communities in the state of Colorado. The statute defines which documents are the records of the Association for the purposes of retention and inspection. Owners no longer need to demonstrate a "proper purpose" for the inspection of Association records; the statute includes a process by which owners may request to inspect records of their Association, including but not limited to meeting minutes, financial statements, reserve studies, a mailing list of all owners of record, and the association's governing documents.

Furthermore, a portion of the Bill provides for Board decisions in lieu of a meeting. Boards can make decisions by email, but the email chain should be printed and kept and recorded in the Book of Minutes. If the decision is complicated, the Board should meet at least via conference call, minutes taken, and approved by the Board.

Contact the office if you would like us to send you a copy of House Bill 12-1237 or for a link to read it on the internet. Or simply "google" Colorado House Bill 1237.

**SAVE THE DATE: Cordillera Valley Club December Members Meeting
Thursday, December 27, 2012, at 3:00 PM at Singletree Community Center**



Cordillera Property Owners Association Tree Removal Policy

This note is to advise all property owners in the Cordillera Valley Community of the policy regarding the removal and replacement of trees on their property. Basically the policy of the Cordillera Valley Design Review Board is that before any tree can be removed the property owner must submit an application to the DRB and receive approval.

The process is simple, contact the Design Review Administrator, Mauriello Planning Group, 970-376-3318, (dominic@mpgvail.com or allison@mpgvail.com) before removing the trees and submit an application describing the trees to be removed and when required submit plans to replace the trees. Most applications will be approved immediately; extensive work may require additional time and a \$50 fee.

There have been several instances over the past months where owners have removed large numbers of trees without approval. This creates concern in the Community. The Cordillera Property Owners Association through the Design Review Board is responsible to protect the harmony and aesthetics as well as the environment and conservation of water within the Community. Therefore, the CVCPOA board recently established the following policy regarding the removal of trees.

The CVCPOA has approved the following policy regarding the unauthorized removal of trees by a property owner:

A minimum fine of \$250 per tree will be assessed to cover the administrative cost of the Design Review Board whenever a tree is removed without prior DRB approval. Furthermore, the offending owner must implement, develop and pay for a Landscaping Restoration Plan and submit that Plan to the DRB for approval.

This new procedure will allow for a fair and uniform approach to implementing the requirement to approve tree removal. It will help our efforts to assure the Cordillera Valley Community remains a beautiful and harmonious community that will maintain our property values and be a beautiful place to live.

Thank you for your understanding and support,

CVCPOA Board of Directors