

January 05



# Sun Vail Condominium Association

## From The President

Dear Sun Vailers,

Your new Board of Directors hope you had a happy and healthy Holiday season, and we look forward to 2005 with great anticipation. We expect to send out a simple monthly newsletter to keep you informed of our efforts, current affairs at Sun Vail, and what is going on in Vail itself. We would be happy to have contributions from you for inclusion in the newsletter.

It appears that we are back in more normal weather patterns. As of this writing we have a 50 inch base on Vail Mountain, with new snow coming every few days. The general snow pack is at 96% of normal, and predictions are for a somewhat less than normal spring run-off, but almost twice that of the last few years. Predictions are for the third busiest season in Vail history.

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Your Board felt it was unwise to change Management Companies at the height of the ski season, so we have proposed the transition to take place from February 15th to April 15th, observing the 60 day cancellation clause in Vail Managements contract and allowing for a 60 day overlap during the transition. We received a letter of resignation from Vail Management agreeing to those dates. They are being very cooperative during this transition.

It is your Board's desire to stay in close contact with all of you, and act on your concerns. We offer three channels for you to contact:

1. Dr. Hal Magoun, President. I prefer not to take Sun Vail calls at my office, but am home most evenings. Phone 303-488-2109. Or by fax, 303-694-182.
2. Until the transition takes place you may contact Mary Beth at Vail Management. Phone 970-476-4262 or fax 970-479-9624.
3. Dale Bugby of Vistar Real-estate, Phone 970-476-0906, fax 970-476-5026. Dale's role will increase as the transition takes place.

We wish you all a Happy and Prosperous New Year

Dr. Hal Magoun, President SVCA

## Lionshead Redevelopment

The changes in Lionshead are starting to happen. The new skier bridge was completed just in time for ski season. The new bridge is twice as wide as the old wooden bridge and is much more attractive with steel arches and large stone supports.

Four new house lots are ready for construction right under the gondola where the tennis courts were located. These new house lots will have semi-custom built homes. Prices are still unannounced, but the land sold for \$10 million or \$2.5 million per lot. Eighteen Townhomes have also been sold along Gore Creek behind the Marriott hotel.

RockResorts new hotel, Village Square, is planning construction for April 2005 with a completion date of summer 2007. This hotel will replace the old gondola building and Sun Bird Lodge. ArraBella Condominiums will be part of the new hotel with 65 units ranging in size from two to six bedrooms with prices going from \$1.3 million to \$13 million. There will be a lottery on 1/17/05 for multiple offers. The new hotel will include several restaurants, retail space, an outdoor ice skating rink, and a spa facility. Slifer Smith and Frampton is the real estate agent on the new property. You can contact Kristi Cavanagh at Slifer R.E. at 970-376-7744 or stop in their new sales office located in Lionshead.



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