

SEPT 2006

Sun Vail Condominium Association



Dear Homeowners,

The 2006 annual meeting was a wonderful success. Thank you to everyone who attended or at least sent in their proxy. We had a great video presentation from Dale Bugby of Vistar on the current condition of the property and projects that were undertaken last year. Barry Radell, treasurer, presented the current year financials and budget for next year. We were thrilled to be ahead of budget this year with an added savings of \$30,175 to add to our planned reserves of \$34,700. Our property manager, Vistar Real Estate, should be commended for their efforts to stay on budget. Next year's budget was discussed in detail at the meeting which everyone later voted to ratify. It is nice to see consensus amongst the membership, even when it includes a dues increase. When you receive your October 1 statement you will see that dues have been changed to \$1650 per quarter. This increase will help us

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add even more money to reserves next year. Painting and other capital projects are on the horizon. We will need to save up to avoid unwanted special assessments.

Two board seats were up for election. Bob Newblatt and Dr. Hal Magoun were re-elected for two year terms.

We are extremely pleased to have just finished installation of wireless high speed internet to all of the condominiums. This service is free to condo owners, and available to renters or owner guests on a daily or weekly fee basis. Sun Vail shares in that revenue, which should offset the installation cost and equipment lease and provide us with a profit. If you have internet service currently, you can cancel your paid service and use the free service on your next visit. Call the office for a current log in name and password. Please protect the free internet privilege and don't leave your password for someone else to use.

The annual business meeting was followed by a poolside barbecue. Mother nature rained us out again this year. Everyone at least got a brat or a burger before the storm took over.

Sincerely,

Bruce Anderson

Sun Vail President



Garbage Disposals

Kitchen sink drains often plug up due to food sludge clogging the sewer line. Please run the tap water a few extra seconds each time you use your garbage disposal. This will avoid a plumbing back up for the entire building.

Adequate heat?

Winter season is coming again. Please be sure you have adequate heat in your unit to avoid frozen pipes in the walls. Set your thermostat high enough to heat the walls as well as the room. When it is -20 F outdoors you may need to have your room temperature set at least at +60 F to avoid a problem.

SVCA Website

Facts, figures, contacts easy obtained at

www.svhomeowners.com

Free Internet !

Sun Vail has paid to install wireless Internet for the entire project. This high speed wireless service is provided through a lease with Amerispot. The service is free to unit owners only. Renters can access the service for a daily or weekly fee. Sun Vail shares 40% of that revenue stream with Amerispot. Find the Amerispot signal. Current log in information is username: sunvall@condospot.net password is fall06

Contact Numbers

Bruce Anderson, President SVCA
303-320-8514 home
303-694-1821 fax
banderson@stetmil.com

Dale Bugby, HOA Mgr., Vistar R.E.
800-456-VAIL work
970-476-5026 fax
dbugby@vailresortrentals.com