

May 25th, 2013

Dear Casolar Homeowners,

The Board recently conducted an online survey to ask for your assistance in providing us with input on a short list of key topics. We appreciate your input and feedback as this information will help us to govern the Association with more insight into the direction that you would like us to take on these important topics.

We are pleased to share with you bar graphs of the results of the survey. Of the 27 owners in our Association, 21 members choose to provide input! This is a very respectable 78% membership participation level.

Over the next few months the Board will be putting together a proposed budget for the membership to review prior to the August annual meeting. Your input and feedback from the survey will be used as guidance as we work through this process. If you have any additional requests or feedback that you'd like to share with the Board to try and include in this process we encourage you to email or call us.

Thank you,

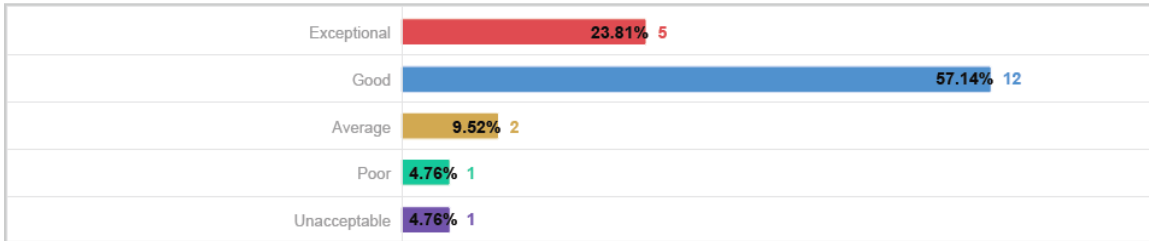
Nancy Bigsby
President,
Casolar HOA

Q: *How are we doing in general?*

The Board has many jobs including running meetings, hiring contractors for winter snowplow or removal, a basic cleanup of any winter debris in the spring, repair and maintenance as well as operation of the limited Association irrigation system, spring/summer landscaping as determined by the Board of Directors, fall shutdown of the irrigation system, maintenance of the Association private roads, weekly single can trash removal per dwelling unit and various other administrative necessities of running the Association.

Overall please rank the job that the current Board has done:

A:

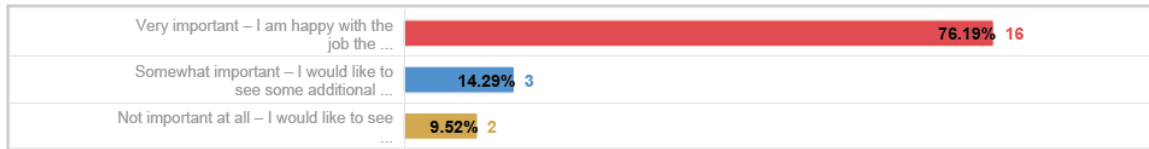


Q: Assessments

Each year the Board is required to come up with a budget for the coming year. This budget tends to be based on the current years operational budget as well as any perceived cost changes or additional projects that the Board is considering for the coming year. This budget is then ratified by the majority of homeowners attending (either in person or by proxy) the annual meeting. The Board is then obligated to try to operate within the bounds of this annual budget and assessments to each homeowner are set based on this information. This Board has placed significant weight on trying to keep assessments low. For the past few years we have been able to budget and keep annual assessments to \$1900 per dwelling unit for the entire year.

How important is keeping assessments around this relatively low number to you?

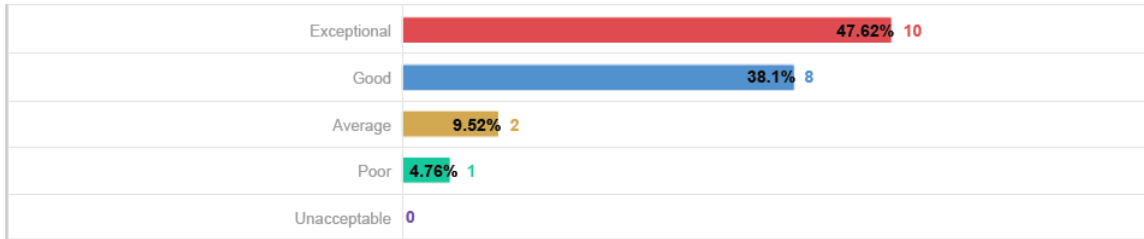
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Q: Snowplow/Removal Service (Scope and Contractor)
This Board, as well as many Boards prior to this Board, have utilized Scott Halstead for winter and spring snowplow services. Scott's scope of work is to ensure common access roads within the subdivision are cleared of new snow, when it exists, on a daily basis. Although Individual driveways are not technically part of the scope of his work, Scott has always be amendable to arrangements with Homeowner's to clear their personal driveway. The Board has, from time to time, sought other bids, but Scott has traditionally been determined to be the most reliable and his pricing appears to fall within the mid-to-low range of what other local companies are charging for similar services.

Please rank YOUR feelings about the snowplow service/contractor we use:

A:

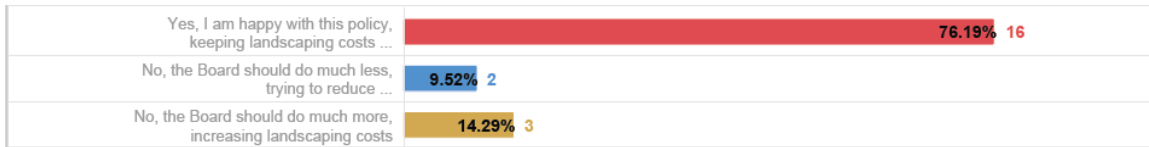


Q: Scope of spring/summer landscaping

One focus of this Board has been to try to provide or enhance landscaping or irrigation in areas which are directly visible from the curb as you drive along Casolar Drive, the Vail View Spur, or on Sandstone Drive. The scope of this focus has been to try and improve curb appeal while trying to remain consistent with the landscaping precedents set by prior Boards. As a result the general “rule of thumb” has been to limit Association landscaping work to not include areas around the sides of homes, behind most homes, in common areas that are big open spaces (ie: not visible directly as a car drives by the curb), or to include work on any planter boxes attached to homes or any individual landscaping features associated with individual dwelling units. The Board has leaned towards allowing individual homeowners who want to do more detailed landscaping in areas around or behind their units to do so, but only at their own cost and expense to install and maintain.

Should the Board continue with the current landscaping policies?

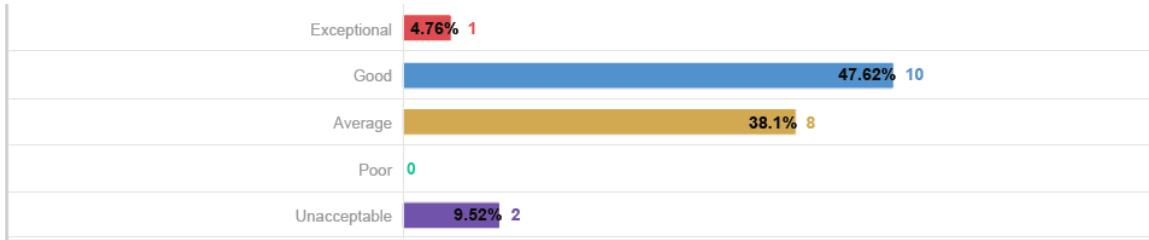
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Survey Results Summary – Casolar Del Norte Homeowners Association – May 2013

Q: *How would you rank last spring/summers landscaping?*

A:



Q: Trees

There are more than 80 trees (generally spruce, pine and aspen) throughout the Association. The policy of this Board, and by way of observation of previous Boards, is that tree trimming, planting and removal of live trees should not be an Association expense but should be handled by the individual homeowner and must be in accordance with Town of Vail tree trimming and removal policies. This is both a historic observation as well as a practical solution to accommodating one homeowner wanting a view of trees and another wanting a tree trimmed to prevent it from blocking their view of the mountain. However, homeowners are still required to seek approval from the Association as well as the town when planting, trimming or removing live trees (lest someone decide to cut down all the trees around their home, or plant trees that will cause a problem by being the wrong kind, or size, etc). This policy has many practical aspects, not the least of which is that with more than 80 trees in the Association it would be very challenging to come up with a budget and the manpower to determine which trees should be cut and which should be left. As a result this Board has maintained a policy that individual homeowners, subject to Board approval, are responsible for the costs of tree trimming, planting or removal.

Several years ago the Board did make one slight change in this policy – we started an annual spraying of spruce/pine/aspen trees in part because the Town of Vail reached out to the community and asked that steps be taken to prevent the spread of tree blights. The Board started spraying to try and save from a neighborhood wide pine scale blight that was taking place (pine and aspen scale if left unchecked can spread from tree-to-tree and kill off all the trees). As a result the Association now has an annual budget item associated with spraying these trees. Individual homeowners who wish to do soil injections (a more expensive but very effective way of helping infected trees) do so with the full permission of the Board, but at their own cost.

Should the Board continue with the above policies -- in specific that individual trees planting, trimming and removal should remain the responsibility of individual homeowners at their own expense?

A:

