

CASOLAR HOA NEWSLETTER

SUMMER 2012

Dear Casolar homeowners,

The Board and I would like to welcome our newest members of the HOA: Rod and Sue Wright recently purchased Greg Hampton's home at 1175 B Casolar Dr and Dan Braun purchased Mike and Jo Chojnowski's house at 1175 A Casolar Dr. We hope you will enjoy our neighborhood as much as all of us do. Please don't hesitate to contact any of us on the Board if you have any questions or concerns.

As a reminder to everyone, Casolar HOA has a website www.casolarvail.com which has a wealth of information for all of us. The password protected sections can be viewed by using "ski" as the login ID and "vail" as the password.

Our annual Casolar HOA meeting will be held on August 26th at 4PM MDT via teleconference bridge. The call-in number is 866-394-4146 and the code to join the conference will be 268526797. The primary topics of the annual meeting are the standard housekeeping items we address each year. These include a vote to approve the minutes from the last annual meeting, a vote to elect members of the Board of Directors for the upcoming year, a vote to approve the coming year's operating budget and annual dues and a vote to waive an audit of this year's audit (which saves the association approximately \$4000 in accounting charges). Based on current projections we expect the dues for next year to remain at the same \$1900/year as they were last year.

The current directors have all indicated their willingness to serve for another year, but if anyone else is interested in serving, please email casolar.treasurer@gmail.com prior to Monday, July 23, 2012 so that we can include your name on the ballot form. We expect to post the annual meeting agenda, ballots, proxies (if you want to assign your vote to another person or to the majority of the Board) and the like to the website, email copies of some of these documents and post written copies to your address on file by the end of that same week. Please take a moment to login to www.casolarvail.com and review your email and postal address under the "Homeowners Directory" section (following the link near the bottom of the page labeled "Summary List of All Members") to ensure that your email address and mailing information are correct. In an effort to save paper and postage if it is okay with you to simply receive this material via email or via the web site please email casolar.treasurer@gmail.com to indicate that you do NOT need a copy posted via US Postal mail.

As a reminder, all garbage cans are to be placed outside your homes ONLY between dawn and dusk on pickup day, which is Tuesday. This is to prevent bears from coming into the neighborhood looking for food which they have done in the past.

Please adhere to our parking rules as it is important that we keep our road accessible for both emergency services as well as for our snowplow to maintain general access. Thanks to all of you in advance for your cooperation.

Also worth mentioning are renovations and improvements of the exterior of your homes. The Board encourages everyone to update and beautify their properties, but our governing documents require that you receive Board approval for whatever work you plan on doing before you begin. Just submit

your plans to us in writing and we can examine these at our next Board meeting, or sooner by an email vote if you require a more timely review. Remember, you only own the area within the footprint of your home and it is mandatory that the Board be made aware of and approve your plans before you begin work.

We are always open to suggestions from all the homeowners for projects you would like to see the Association undertake to beautify the neighborhood as a whole. While we have to balance any new projects against what they will cost the Association long-term (we try our best to keep our annual dues low), we want to encourage input from Association members. Please let us know what might be on your wish list that might benefit the entire Association.

We hope you have a great summer and fall and encourage you to come out and enjoy the wonderful weather in the mountains. We look forward to seeing each of you when you are in Vail.

Nancy Bigsby, President, Casolar HOA