

2009 Edition

WILDNEWS



WILDERNEST PROPERTY MANAGEMENT COMPANY

Wilderness WildNews

## To Everything There is a Season

We live in a community and work in an industry that is marked by distinct seasons. The end of one season sparks the beginning of another. With the end of the 2009 summer season comes the end of a treasured working relationship. It is with difficulty that we announce that Barb Walter is transitioning from the Director of Homeowner Associations (HOA's) to a part-time consulting position within Wilderness Property Management. We are fortunate to have her continue with WPM, albeit if only on a limited basis.

During her 27-year tenure with WPM, Barb has been instrumental in guiding WPM along the path as the industry leader in Summit County Property Management. We want to express our appreciation to her for representing us in many settings and for sharing her talents with us. Her contributions are impressive to say the least and her impact will endure.

At the same time we are pleased to announce that Karen Harsch will succeed Barb Walter as the Director of HOA's. Karen brings to her new position nearly 12 years of real estate and property management experience, along with one year as the Director of Human Resources at WPM. She is uniquely positioned with an intimate knowledge of Summit County and the internal operations of WPM.

Notably, Karen is a long time local with the combination of business acumen and leadership, coupled with an unrivaled passion for excellence and providing quality customer service, all qualities that we desired in Barb's replacement. Karen's accomplishments are remarkable in the athletic, academic and business arenas and reflect the high standards and legacy created by Barb and her HOA Liaison team.



In athletics, Karen is a former Alpine US Ski Team Member who traveled the world on the Europa Cup and World Cup circuits from 1987-1994. She also led the University of Colorado Ski Team to a NCAA Championship in 1995 as the captain and 1<sup>st</sup> Team All American athlete. A graduate of University of Colorado-Boulder, where she studied pre-med, Karen also received the Leo Hill Award, a top honor for academics and leadership.

In business, Karen's real estate career started while working for a real estate developer in Southern Colorado where she earned top sales honors. Locally, Karen earned the Lifetime Achievement Hall of Fame Award from RE/MAX International in 2007. Her extensive knowledge of the real estate market along with her familiarity with HOA's and WPM will be instrumental to her success and will transition well into HOA management.

On a personal level, Karen, and her husband Caleb, are proud parents of two lovely girls ages six and eight. Both girls attend school in Summit County and are avidly following in their Mom's footsteps as aspiring ski racers with TeamSummit.

We are pleased to employ such a qualified individual and wish Karen success and satisfaction in her new position. On behalf of WPM, we thank Barb once again for her contributions to WPM and congratulate Karen as she takes on her new role as Director of HOA's.

Bernadette Kromholz & Tony Snyder

# Summit County Real Estate & Rentals

The Summit County economy is driven in great part by real estate sales, construction, and of course, travel and tourism, with lodging being an important component.

The Mountain Travel Research Group reports that occupancy across a selection of 15 mountain destination resort communities in the Western United States and British Columbia was down 15% this ski season versus last year and the average daily rate was down 9% at these resorts for the same period of time. Summit County lodging did better than noted above, but unincorporated Silverthorne and Breckenridge probably were worse.

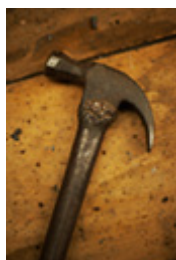


Revenue per unit for properties managed by Wildernest Property Management was down 18%. This revenue number reflects both the drop in occupancy as well as declining rental rates. It's interesting to note that April and May bookings were strong.

Concerning sales, Land Title produces an excellent market analysis tracking real estate sales. That report indicates that 2008 sales by monetary volume were down 35% from 2007 and the number of transactions for 2008 were down 43% versus the year prior. The total monetary volume of sales and the number of transactions through April of 2009 are both down about 60% versus the same timeframe of 2008. Finally, the number of listings as of March 31, 2009, is up 63% versus March 31, 2008.

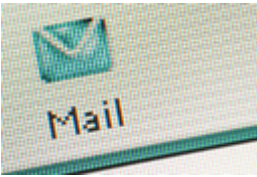
Month to Month Comparison by Monetary Volume						Month to Month Comparison by Number of Transactions					
Month	2007	% Change 07 to 08	2008	% Change 08 to 09	2,009	Month	2007	% Change 07 to 08	2008	% Change 08 to 09	2009
January	\$82,933,400	3%	\$85,497,600	-62%	\$32,813,600	January	185	-11%	165	-67%	54
February	\$88,392,000	-27%	\$64,539,900	-58%	\$27,246,500	February	166	-23%	128	-57%	55
March	\$92,555,500	3%	\$95,596,600	-60%	\$37,878,500	March	206	-21%	162	-56%	71
April	\$133,878,100	-30%	\$94,201,300	-60%	\$37,792,900	April	261	-38%	163	-58%	68
May	\$158,745,300	-40%	\$95,667,500			May	324	-50%	162		
June	\$141,802,500	-35%	\$92,536,900			June	283	-45%	155		
July	\$138,251,700	-42%	\$80,686,100			July	301	-55%	136		
August	\$186,302,600	-50%	\$92,825,200			August	361	-49%	183		
September	\$168,704,900	-25%	\$127,090,100			September	301	-33%	201		
October	\$146,546,900	-19%	\$118,230,800			October	311	-43%	176		
November	\$156,934,000	-63%	\$58,002,400			November	281	-63%	105		
December	\$135,691,900	-55%	\$61,054,700			December	220	-55%	98		
Year to Date Total	\$1,630,738,800	-35%	\$1,065,729,100			Year to Date Total	3200	-43%	1834		248
Month to Date	\$397,759,000	-15%	\$339,635,400	-60%	\$135,731,500	Month to Date	818	-24%	618	-60%	248

\*Compliments of Land Title Company



## Wildernest Repair & Maintenance

The depth of our expertise is exceptional especially in plumbing and heating, although our maintenance department is leaner than in prior years. We have an outstanding drywaller, an excellent finish carpenter, several quality maintenance men and three licensed plumbers, including a master plumber. Not only is this department available for routine repairs, common area maintenance and remodels, but is also on 24/7 standby in the event of an emergency.



## Remember to give us your Email!

We are now communicating more and more by email. So it is very important to let us know when you change your email address. Please advise the Homeowner Association Administrative Assistant, Carolyn Layne, at 970-468-6291 ext. 226 or email at [laynec@wilderness.com](mailto:laynec@wilderness.com) with any changes or to add your email to our list.

Please note that the Raven Golf Club will not be extending any discounts to any Wilderness Homeowners, Boardmembers or Guests.

### Mountain Pine Beetle

Owners in Wilderness should be aware that Buffalo Mountain Metro District will chip and remove beetle infested trees and dead trees that are stacked only in driveways and parking lots before Sept 30, 2009 free of charge. Any stacks next to the road will be fined!

### Carbon Monoxide Alert

The state now requires that carbon monoxide detectors be installed in homes when sold or rented. As of July 1, 2009 the new law requires rental homes have detectors when the new tenants move in.

### Wilderness Office Hours

#### Summer Season

Monday - Friday

8:00 am - 5:00 pm

Saturday -

8:00 am - 12:00 pm

Sunday - Closed

\*subject to change



## WPM Services

Other services offered by Wilderness Property Management include:

**Housekeeping** – Currently more than 200 homeowners use our housekeeping services on a regular basis. Housekeeping can be reached at 970-468-7001 or [housekeeping@wilderness.com](mailto:housekeeping@wilderness.com).

**Short Term Rental** - Many of our homeowners entrust their units to our short term rental program. Owners interested in adding to our wide variety of units on either a nightly or monthly basis should contact Mary Claire Kendall, ST Rental Manager at 970-513-5635 or [KendallMC@wilderness.com](mailto:KendallMC@wilderness.com).

**Long Term Rental** - Wilderness Property Management has 100+ long-term rental units under our care. Owners interested in 6 to 12 month leases should contact Justin Moore at 970-513-5619 or [MooreJ@wilderness.com](mailto:MooreJ@wilderness.com).

**Carpet Cleaning & Restoration** – Clearly Cleaner Carpets in the carpet cleaning/restoration department can be reached by contacting Juan Pagan, Carpet Cleaning Manager, at 970-513-5670.

## [www.Wildernesshoa.com](http://www.Wildernesshoa.com)

All Wilderness managed associations have Web sites maintained by Wilderness. Each site includes Board contact information, meeting schedules and events, minutes, financial information and newsletters, as well as links to other sites of interest, such as the local paper and government agencies. Some documents are password protected to assure privacy. There are also current photos and a picture page for owners to submit their own digital views. Optional links include information about HOA financials or special projects like major maintenance projects. Additional information is also posted as a result of Senate Bills 100 and 89. Recently, we've added a real estate for sale section for owners and realtors to list properties in projects managed by Wilderness at no charge.



## Controlling Costs



In this difficult market, we feel it's more important than ever to distinguish ourselves from the competition. An important aspect of service is controlling both operating and major maintenance costs. Deep discounts have been negotiated on behalf of our homeowners for many services and owners should anticipate a sharp drop in natural gas prices and lower snow removal costs going forward. Additionally, a few Associations are negotiating favorable pricing for major maintenance projects like roofing.



PO Box 1069  
204 Wilderness Road  
Silverthorne, CO 80498  
Phone: 970.468.6291

Welcome to this edition of Wilderness's newsletter for members of its managed Homeowners Associations. The annual newsletter is to keep you advised of new offers and opportunities and answers to recurring questions from owners. It has stopped snowing in Summit County (almost!) and we are excited about the coming summer season. As a company with many departments, communication is key to providing you the high level of customer service that continues to make Wilderness the property management company of choice for Summit County. And as always, please let us know how we may better serve you in future editions.

## Energy Saving Tip

According to EnergyStart.gov an average household spends more than \$2,200 on energy bills. Programmable thermostat can help you save around 10% of that bill simply by lowering the temperature during the time when you are away from skiing, shopping, at temperature outside is then at night and sun your unit through programmable thermostat a few different settings in 24 hrs period. Temperature can be changed in one simple step in the case that you decide to stay at home.



If you are a condo owner and your heating bill is paid by the HOA please remember that ultimately it is you who pays the bill.

There are many different kinds of programmable thermostats and the prices range from \$40.00 - \$200 depending on your heating system and your preference.

Please visit [energysavers.gov](http://energysavers.gov) for more information.

## WILD ERNEST Sports

Casey Snyder and his ski dog, Bruno, would like to thank you and your guests for shopping this past winter at the best little ski shop in Summit County, Wild Ernest Sports. Although Wild Ernest Sports is closed now for the summer, Casey will be back this fall to offer the finest ski and snowboard rentals, snowshoes, and cross-country equipment, an excellent line of winter sports accessories and discounted lift tickets for all Summit County ski areas. Remember that seasonal rentals for children will also be available. Bruno and Casey look forward to seeing you next winter!

Wild Ernest is located in the Wilderness Commercial Center at the base of the development next to the Wilderness Gas & Grocery.



14 Fawn Court, P.O. Box 616  
Silverthorne, CO 80498  
(970) 468-5970 or Toll Free: 866-468-5970  
FAX your requests or reservations to (970) 468-5957  
e-mail: [wilderness75@hotmail.com](mailto:wilderness75@hotmail.com)  
[www.wildernessskishop.com](http://www.wildernessskishop.com)