



June 7, 2023

Dear Homeowner,

Winter is why we came; summer is why we stayed! It is beautiful here in East Vail, after a long, cold, wet May. I hope you all have a chance to enjoy the gorgeous weather here soon.

### **Window Washing**

Exterior window washing, paid for this year by the HOA, is very weather dependent and due to the wintry May it will continue into June. As a reminder, if there is some reason that you do not want Top Rung Window Cleaning to wash the exterior of your windows, please let me know as soon as possible via email [kim@vrcmr.com](mailto:kim@vrcmr.com).

### **Be Bear Aware**

Bears have come out of hibernation and are anxious to find easy food sources. The bears we've seen recently in our neighborhood are moving about even during daylight hours and even while there is obvious human activity. Please be mindful that wild animals are dangerous and can cause property damage and harm. Let's work together to be sure that our property is of little interest to them – remember to always be sure that the doors to the VRC trash enclosures are closed and latched, clean your grill after each use, and do not leave trash, coolers, or food outside your unit.

### **Apres Café**

Ahmad and Jennifer, the owners of Apres Café, are excited to welcome everyone back for the summer season. They are open (with court-view patio seating) from 1 pm – 9 pm Thursday through Monday (closed Tuesday/Wednesday) with delicious salads, sandwiches, and pizza. You can even pick up your favorites, including beverages, for a pool side picnic. For more information, follow them on Instagram @aprescafevail; call them at 970-688-05437; or email [hello@aprescafevail.com](mailto:hello@aprescafevail.com).

### **Bike Barn**

There are a few spaces left for bike storage in the bike barn. Annual space cost is \$80 for bike #1; \$150 for bike #2; \$180 for bike #3 (per unit). If you're interested in reserving a spot for this year, please email [bikes@vailracquetclub.com](mailto:bikes@vailracquetclub.com).





### **Budget Ratification**

According to state law, the HOA Annual Budget is approved by the Board of Directors and does not require approval by the owners, but HOA members must be given an opportunity to consider the budget. Attached to this email is a copy of the approved budget. You are invited to attend the budget ratification meeting for the Racquet Club Owners Association to review the budget for the June 2024-May 2025 fiscal year. **The meeting will be held via Zoom (link below) on June 13, 2024 at 3 pm MDT:**

<https://us02web.zoom.us/j/82234345935?pwd=ZtGlrqUFJ4uEPxdtOXWp6lAuCuzUX1.1>

Meeting ID: 822 3434 5935

Passcode: 445530

The attached budget will be adopted in the absence of a veto vote by a majority of owners at the budget ratification meeting.

### **Rules & Regulations Reminder: Decks & Patio Areas**

With summer in full swing, VRC staff will begin monitoring compliance with the Association rules regarding decks & patio areas, with violation notices issued as needed. Your cooperation with the following rules is greatly appreciated:

- a. All deck and patio areas of the Vail Racquet Club Townhomes and Condominiums are common elements.
- b. The following personal items are allowed to be on the decks and patios on a year-around basis:
  - Exterior all-weather furniture sets consisting of one of these options:
    - One dining table and matching dining chairs  
**OR**
    - One accent table and up to four patio chairs  
**OR**
    - One loveseat or sofa (not to exceed 75” wide) and one coffee table or matching ottoman.
- ❖ A maximum of one exterior all-weather furniture set is permitted per patio, front deck, side deck, and back deck area. Sets should be matching and neutral/natural in color. Seat cushions must be in good condition and should be removed and stored during the winter months. Sets should be proportional to the space directly associated with the unit. Sets must not impede access to units or obstruct pedestrian traffic on decks and walkways. Furniture that is broken, faded, or showing excessive wear or damage is not acceptable.



- Outdoor furniture covers in good condition, must be stored out of view when not in use.
  - Firewood (not to exceed ¼ cord)
  - One electric or gas grill
  - One name plate or small entrance decoration not to exceed 12” x 12”
  - One entrance mat designed for exterior use and in good condition
  - Appropriate flags
    - No commercial flags are permitted
    - Non-commercial flags
      - One per unit
      - Maximum 2’ x 3’
      - Can only be displayed within a unit’s window or on an unattached flagpole on the deck or patio
- c.** The following items are allowed on the decks and patios on a seasonal basis (from May 1 to November 1):
- Operable bicycles (placed on the deck, not hanging)
  - Patio umbrellas
  - Hummingbird feeders
  - Flower boxes and hanging flower baskets that are planted and well kept (no artificial plants)
- d.** Individual homeowner video surveillance systems, such as video doorbells and Wi-Fi cameras, are not permitted on limited common and common areas including decks and patios.
- e.** Requests for any non-approved items or decorations on the decks or patios must be submitted in writing for Board of Directors’ approval.
- f.** Items shall not be placed in a manner that obstructs pedestrian traffic on the decks. The decks may not be barricaded or fenced off in any manner except with the written consent of the Board of Directors.
- g.** Decks and patios are not to be used as storage areas (temporary or otherwise) and may not be used as a construction area by owners, lessees, or contractors without the approval of the Association’s management.
- h.** Swimsuits, towels, clothing, rugs, etc. are not allowed to be hung on deck railings or in patios areas.

- i. Brackets or hangers for flower boxes/baskets or for any other purpose shall be affixed to the property in a manner that will not damage the property, obstruct a passageway, pose any hazard whatsoever or be unsightly. Nothing may be attached to the outside of the buildings, decks, partitions, railings, or other common areas without the prior approval of the Association's management to ensure that utilities and structures will not be damaged.
- j. Any unapproved items found on deck or patio areas or in any other common area will be removed and discarded without further notification to the owner or lessee.

### **Contact Information**

Our own Iris Nelson, the Maintenance Office Manager, recently had an unexpected medical emergency and will be out of the office for a bit while she recovers. Please keep her in your thoughts! While she is out, please continue to email [maintenance@vailracquetclub.com](mailto:maintenance@vailracquetclub.com) with your questions and requests, as our management team is monitoring that email box to be sure that anything that may come through is quickly addressed. If you have a maintenance emergency (fire, flood, gas leak), call our front desk team at 970-476-4840 and they will contact the manager-on-duty for quick response.

Wishing you a fantastic summer,

A handwritten signature in black ink that reads "Kim Rediker".

Kim Rediker  
General Manager  
Direct phone: 970-476-4233  
[Kim@vrcmr.com](mailto:Kim@vrcmr.com)