

Quarterly Newsletter – May 2017

One Breckenridge Place HOA



<http://www.gwlhoa.com/one-breck-place.html>

News

Board Updates:

- OBP Rules and Regulations were updated in January. Please review them at your convenience at: <http://www.gwlhoa.com/assets/one-breck-place/documents/OBRevisedRulesandRegulations2017.pdf>
- March and May meeting highlights please see minutes at: (<http://www.gwlhoa.com/assets/one-breck-place/minutes/OneBreckBODminutes31517.pdf>)
- Insurance Certificates were recently sent out by Great Western Lodging and can also be located at <http://www.gwlhoa.com/assets/one-breck-place/insurance/16-17%20Insurance.pdf>

Upcoming Events

HOA Pool is Open

June 21 – 25th: Breckenridge Bike Week

August 11th: Colorado Pro Cycling Stage 2

August 11 – 20th: Breckenridge International Festival of Arts

Snow Report

- Season total: 276"

Source: www.breckenridge.com

Real Estate Report

Sales 2107 YTD:

- Unit #30: \$930,000

Source: **Mark Thomas, Paffrath & Thomas Real Estate**

- Summer work on our complex will include:
 - Resealing of the asphalt.
 - Finalizing the heat tape installation on the remaining six roofs.
 - Painting more windows for what the operating budget will allow, yet maintain our budget. More than half of the windows have been painted.

Board activities status for 2017:

- Review Rules & Regulations for OBP HOA and update as appropriate - **Completed**
- Initiate a quarterly newsletter to OBP HOA homeowners - **in progress.**
- Finalize Reserve Study & review - **Completed**
- Have the property appraised to insure we are properly insured - **Completed**

One Breckenridge Place – Reserve Study

A Reserve Study was completed in Jan. Key results were:

- Completed by Ebert Appraisal Service, Inc.
- Replacement cost is \$21,750,000
- Cost per sq. ft. living area is \$311.00
- Cost per unit average is \$558,000
- Estimated rebuild time is 16 – 24 months

The Reserve Fund is \$177,514 as of March 31, 2017. We are investigating investing some of the reserve funds into short term CD's to achieve a greater return on our funds. This could occur after the June Federal Reserve meeting.

Board contact information:

- Larry Pithan, President: pithanlc@kjww.com
- Bob Fisher, Vice President: twodrs@hotmail.com
- Brian Southard, Secretary / Treasurer: bsouthard60@gmail.com

Breckenridge Community News

Insights from Great Western Lodging:

The 2016-17 Breckenridge season has concluded. The weather was very unusual this winter, with an extremely dry early season, record snowfall in December and January, warm and dry in February and March, and a return to a snowy pattern during April.

Looking ahead, we are excited about the prospects of a strong summer season. One of the only challenges compared to last summer is that the Fourth of July is on a Tuesday this year, so we have tempered expectations a bit for that holiday weekend compared to last year. But with a diverse lineup of [events](#), a burgeoning arts district, recreational opportunities, and the Epic Discovery activities on Peak 8, demand for a summer visit remains strong.

PARK AVENUE AND FOUR O’CLOCK ROAD ROUNDABOUT

The intersection of Park Avenue and Four O'clock Road is a critical intersection in town. Park Avenue serves as State Highway 9 and Four O'clock Road is a main artery to a large bed base. The Colorado Department of Transportation's (CDOT) study of this intersection revealed that it met signal warrants. The Town and CDOT agreed that a roundabout would be a better solution than a signal in this area.

Funded jointly by the Town of Breckenridge and CDOT, this project is a single lane modern roundabout. Construction will be fast tracked to take place in the spring 2017, beginning in April and completed by the 4th of July. To accomplish this expedited construction schedule, **a limited area closure of Park Avenue from Ski Hill Road to the entrance of F Lot is vital, and is ongoing through June 30, 2017**. Local traffic will be allowed for Blazing Saddles Center, River Mountain Lodge & Sawmill Creek Condos; all others will be detoured.



Feedback on the Newsletter: Please [email Bob Fisher](#) your thoughts on the newsletter and its contents as we will be constantly looking to improve.