

North Star Village Homeowners' Association North Star News

Inside this Issue:

- Recap of the 2004 Annual Meeting
- 2004 North Star Board Members
- A Letter from the President
- North Star Village Summer Events
- Report from the Treasurer
- North Star Village Community Yard Sale
- Animals – Wild and Not so Wild
- Neighborhood Speed Limit
- Breckenridge Town Events

Please note change of address and phone number for the Association.

This newsletter is a publication of the
North Star Owners' Association

P.O. Box 1364

Breckenridge, CO 80424

970.453.STAR (7827)

LAConstruction@aol.com

Recap of the 2004 Annual Meeting

Association members convened in February for the Annual Meeting. Thirty-five people attended. Elections for the 2004 Board Members were held and members were provided an update of the Association's financial report. Additionally, items of general interest were discussed.

The resigning President, Don Carlson, reported that there were 186 lots represented by 182 member lots with 5 lots dedicated to roads and open space. There are currently 48 homes in NOA either built or in process to date. The resigning Treasurer, Marietta Carlson, reported that the Association started with a balance of \$67,968.10 and had received \$58,464.15 in income, with expenses of \$74,142.22 resulting in a balance of \$52,290.03. (as of 2/15/04).

Other items discussed included snow removal and roadway issues. It was suggested that additional signage, mirrors and sand barrels be installed, as well as reviewing the potential for installing a new access below the entry gate to NOA property directly to Highway 9.

A general discussion was held with respect to the bylaws, covenants, and architectural guidelines, and what the requirements were to be able to alter or change these documents.

Mailboxes – the question was raised as to the possibility of installing mailboxes near the entrance to our area.

Home insurance ratings – it was asked if the Red, White, and Blue Fire

Department letter concerning our fire rating would reduce our insurance costs.

The Board Members will review these issues and determine what options are available. Additionally, the Board welcomes suggestions and ask that you call a Board Member with any other ideas for our community.



Your 2004 Board Members:

Elected were:

Greg Sleep, President – 970.547.1475

Al Fedderson, Vice-Pres.-303.980.8576

Todd Gourley, Vice-Pres.-970.547.4830

Nick Sullo, Treasurer – 970.453.3017 ✕

Bentley Cutler, Secretary-970.547.4908

Appointed were:

Architectural Control Committee:

Linda Miller, Chair - 970.547.1422

Al Fedderson & Todd Gourley

Newsletter:

Claudia Sleep – 970.547.1475

A Letter from the President:

Thank you for the opportunity to serve as your Association President for 2004. I appreciate your confidence and your votes. It is my goal to make North Star Village one of the best neighborhoods in Summit County.

We have a wonderful new Board this year and we all share the same goals. Thank you to the board members for volunteering your time and energy.

One of our priorities this year will be a change to the current covenants and bylaws. There are quite a few lots filled with trash, debris, etc. We would like to add an addendum to the bylaws to give the Association more authority to clean up the lots and charge the Owner. We would also like to request a deposit prior to any new construction which will be used to rectify any violations of the current bylaws. Any remaining deposit will be refunded at the completion of the project.

We would also like to create a sense of community in the neighborhood. We are hoping to have a few neighborhood events throughout the summer. Some suggestions are in the box at the right. We would welcome any suggestions, comments, or any other ideas which come to mind. Please give us a call (970.453.STAR) or drop us an e-mail (IAConstruction@aol.com). We'd be happy to talk with you.

Also, if you have something to present to the Board, please give us a call and we will advise you of the time and place of the next Board meeting. We will welcome any input.

We are committed to better communication between the Board and the membership.

Again, thank you for the opportunity to help make North Star Village a better place.

Warm Regards,

Greg Sleep, President, 2004



A Report from the Treasurer:

Nick Sullo, Treasurer 2004

Money is still trickling in from various lot and home sales (as back dues owed). There are still some Owners who have not paid the 2004 dues (July 1, 2003 – June 30, 2004). Please send these outstanding dues in as soon as possible. Liens will be filed against delinquent Owners in the near future.

Also, dues need to be raised for next year. There will be an increase of 10% - or total yearly dues of \$495.00 commencing July 1, 2004. Dues have not been raised in eight years, and obviously have not kept up with inflation and other costs.

The snowplowing contract for the year has expired, and has been paid in full. However, there are some things which will need to be done. Road maintenance will start soon; our roads are rather rough at the moment. We will be hiring a shredder for slash removal (additional information to follow. In addition, Robertson Lane will need to be extended somehow to allow several Owners access to their lots.

It will be a busy summer. Please remember we will welcome any comments or suggestions.

Upcoming & Proposed Events

June 19, 2004
9:00 AM – 6:00 PM
North Star Village
"COMMUNITY YARD SALE"

We will be holding a community wide yard sale Saturday, June 19. All association members are invited to participate. We will be advertising this sale in the Summit Daily News! It's time to clean out the garage or storage room. Each home will be utilizing their own front yards for this purpose. One of our homeowners, Carlee Caldwell, is an interior designer and will have lots of decorating items, window coverings, as well as fine furniture at deeply discounted prices. (More on Page 3 of this newsletter) We are sure you'll also find lots of ski equipment, building materials, children's items, and various treasures!

July 4, 2004
North Star Village
4th of July Community Party
We are planning a 4th of July Community Party. What do you think of a rain or should we say "snow date"? Please let us know at 970-453-STAR if you are planning to attend. Details will follow upon your confirmation. Please give us your input as soon as possible. Several owners have offered to host the event. We look forward to seeing all on July 4th!

July TBD
North Star Village
1st Annual Pancake Breakfast & Clean Up Day
This event is dependent on community participation. We'll supply the free breakfast and lots of coffee, garbage bags, and trash removal. All you do is show up, work a little and Have Fun!

North Star Village Community Yard Sale

We are pleased to be holding our first community wide yard sale this year. It takes place on Saturday, June 19 from 9:00 AM to 6:00 PM. Everyone is welcome to participate – come buy, sell, or both! There are no fees involved.

Carlee Caldwell of Dambly Designs has a lot terrific items for which she has run out of space. These include window coverings, antiques, items imported from Portugal, Spain and Italy, miscellaneous accessories, light fixtures and lamps. She also has a beautiful mesquite wood trestle table from Argentina, iron and leather chairs, artwork and bedding. A set of sandblasted antique interior doors are among her treasures.

To preview any of Carlee's items, please call her directly at 970.547.9211 to make arrangements.

In addition to these great items, we will have tools, tiles, and miscellaneous building products. With the number of homes recently completed, we bet there is lots of great left-over stuff.

This sale will be advertised in the Summit Daily News. *If anyone would like a flyer to share with friends and coworkers, please call or e-mail.*



Homeowner Dues

If you have not already paid your 2004 dues, please do so as soon as possible! Thanks so much.



Wild Animals...

Spring is finally here! This means that the bears will be coming out to play very soon. Just a reminder NOT to feed the bears – please don't leave trash out! Not only does this create a danger for people (and we now have lots of kids in the neighborhood) – it creates a danger for the bears as well. Please don't be responsible for having a bear destroyed.

...and not so wild animals

We are still having problems with loose dogs roaming the neighborhood. Please don't let your dog(s) run loose! Summit County Animal Control (the dog catcher) has placed our neighborhood on their patrol list.



Speed Limit

Please note that the speed limit in North Star is **24 MPH**. There are a lot of kids riding bikes and playing outside. Please beware, especially around the corners. Thank you so much.

Breckenridge Town Events

June 25 – June 27, 2004

20th Annual Genuine Jazz Festival

Jazz's best come together for a great mix of hot music and cool temperatures. Free daytime performances on Maggie Pond's floating stage and romantic night time performances at various nightclubs. A second stage will be at Main Street Station with performers in between the main acts on Maggie Pond.

970-453-4906, www.genuinejazz.com

Summer Sidewalk Sale

Merchants on Main Street display their wares and sale merchandise outside their shops. Take a stroll and find a bargain!

July 4, 2004

Independence Day

Daytime festivities include a Main Street parade, free concerts at the Riverwalk, food, games, kids' events and activities. At 2:00 pm, catch a free patriotic pops concert on the Riverwalk Center lawn. End the evening with a fantastic fireworks show over town, and the National Repertory Orchestra at 8:30 pm.

970-453-2913 x 201

July 29 – August 1, 2004

Vettes on the Rockies

This tradition features all types of Corvettes displayed on Main Street.

www.lqccacorvett.org

The preceding calendar was taken from www.gobreck.com, the Town's website.