



April 18, 2014

Hello Wood Creek Homeowners,

All of us at Crested Butte Lodging & Property Management (CBL) are excited to have been chosen as the new manager for your homeowner association!

You may be familiar with Crested Butte Lodging & Property Management as we are one of the larger management companies in the valley offering HOA management in addition to rental management services. Currently, we manage 7 complexes and 200 second homes. We employ 25-40 people, depending on the season. Our staff includes 4 state certified pool/hot tub operators and 2 Certified Property Managers through CAI. Our staff is experienced in short term and long term rental management, maintenance (plumbers, carpenters and apprentice electricians), accounting, and other services necessary to handle all the requirements of a condo or HOA. We keep an inventory of parts and supplies in-stock and the equipment needed to maintain a complex without the hassle and expense of equipment rental. We also own a plow truck with a gravel spreader attached, loader and back hoe.

Our official start date is May 1st, but we're already working on your behalf and are fully immersed in the transition. Grant Benton, Asst. GM for CBL, and I have already been in contact with and/or have meetings scheduled with the contractors that will be handling your elevator installation and the upgrades to the lobby area, portico, fire monitoring and common area lighting. We're doing all we can to ensure that those projects move forward smoothly as planned.

Meanwhile, our accountant is working with CBMR's accounting manager in Okemo, Vermont, to transfer the association's financials. CBL's maintenance staff happens to be very familiar with the building, as we have staff that was formerly employed by CBMR, yet we've scheduled an orientation with them to ensure we're up-to-date on the structure and the ground's particulars.

The contract granted to us by your Board of Directors is for management of the HOA. Your own interior management contract (if you have one) was not affected by the signing of the HOA agreement. However, if you are looking for alternatives short or long term representation, CBL would love to hear from you! We are preparing a marketing campaign to present the new "Wood Creek Lodge" to targeted markets and that will be available for your review, shortly. We'll be writing new descriptions, taking new photos and promoting elements of your property which are desirable to both vacationers and potential homeowners including:

1. Ideal location-Close proximity to Crested Butte Mountain!
2. Great amenities-Lovely courtyard equipped with a hot tub, saunas, grilling area and fire pit!
3. Views from every unit!

Location, amenities and views; those 3 items (in that order, too) are the most frequently requested when vacationers are shopping for a rental. We're aware of all of Wood Creek's wonderful attributes, but we've listed the 'top 3' because we want you to see that your Lodge is very desirable and marketable!

We're determined to impress you with our level of service and quality and we look forward to meeting each of you very soon. Our offices are located just north of Wood Creek, in the 3 Seasons Building. Stop by when you're in town!

Sincerely,
Wanda Bearth, CMCA
General Manager

Grant Benton, CMCA
Asst. General Manager