

APOLLO PARK AT VAIL

Newsletter - January 2022

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WISE

DEDICATED

PROFESSIONAL

Hello Everyone,

After 36 years of wise counsel, dedication, and professional expertise in support of Apollo Park at Vail, Anne Nelson is stepping away. Her consistency and integrity have been an incredible luxury and gift for us and our predecessors.

She and her husband intend to travel, spend lots of time with the grandkids, and just enjoy life.

We are very happy for her.

Anne has been an incredible asset to me, the Board, our Staff, and our homeowners this entire time. We have been fortunate to have her expertise. We will miss that.

And I will miss Anne.

Anne, we wish you the very best. Thank you!!!

-david

Those who wish to reach out to Anne may still contact her through email at anne@alnacct.com

December 30, 2021

Hello,

Anne was very kind to us by providing plenty of advance notice for us to find an entire group of people to pick up her tasks and keep the Association running, and for your whole and interval units to be available for use.

Karen and Andrea in Vail have graciously agreed to take on new opportunities and challenges on top of their regular Apollo Park work to see us through the ski season. I believe that our owners will continue to be well served by our on-site Staff. Thank you Karen and Andrea!

We are fortunate to welcome Kathy Christensen and KC & Associates as our new Management company. KC & Associates will handle all accounting (payroll, taxes, fees, revenue collection, banking, pay invoices, etc.) along with sending HOA communications, interfacing with government entities, and providing general oversight. Please see the separate page from KC for an introduction. Welcome KC!

There are operational changes to note regarding who to contact, how to pay fees, and check-in letters. Those updates are noted below.

Phase 1a of the landscape project is complete. Without reducing parking capacity or vehicle space sizes, we replaced a portion of asphalt with a multi-level landscaped environment. We added 37 trees, 70 shrubs, a grass lawn/snow storage area, irrigation, two seating areas, walkways, a large fire lane, and re-sealed the entire parking lot. In Phase 1b, scheduled for Spring 2022, we intend to plant perennials and add pavers to the seating areas. A phase 2 may include new grills. Our landscape designer and our installers did great work. We have received many positive comments from our owners regarding the new area. Thank you.

The budget is interesting. In 2021, the overall budget held steady with no overall increase. In 2022, through hard work and new technology, there are several expenses that drop considerably: unit and office telephones, credit card expense and special projects. These decreases are offset by increases: inflation, insurance, utilities, compensation and a new line item to cover engagement expenses with our landlord. The overall budget increase is 2.22%, with interval owner fees up 1.38% and whole owner fees up 13.76%. Whole owners are annually allocated very low fees for general Legal expenses assigned to Interval owners, and are again so in 2022. Where whole owners see a larger allocation for 2022 is for the Legal and Other costs of being engaged with the landlord. That is a new line item of \$30,000 in the overall budget.

Apollo Park at Vail looks great inside and out, and I hope that you are able to make it to Vail. We are seeing high occupancy again, the snow is falling as I write this note, and we look forward to welcoming KC & Associates to Apollo Park.

Best Regards,
David

Please visit our website at www.apollopark.net to check all things Apollo Park as well as news about Eagle County. The site is updated as necessary and now includes even more information. Answers to **Frequently Asked Questions**, a listing of **Owner Units for Resale**, the **Weekly Check-in Calendar**, a **Picture Gallery**, and more are always available.

BILLING AND ACCOUNT QUESTIONS: contact Kathy Christensen at KC & Associates - 303-933-6279 or Kathy.Christensen@kchoa.com.

SALES will be handled by our management firm, KC & Associates.

Please contact Kathy Christensen at KC & Associates (kathy.christensen@kchoa.com) to:

- Place an ad on the website for the resale of your timeshare condo
- Trade or purchase a unit
- Update your current mail or e mail address or phone number

RENTALS and general OWNER SERVICES will be handled by our on-site Staff.

Please contact the Vail office staff (frontdesk@apollopark.net or 970-476-0079) to:

- Rent a condo or to place your timeshare condo in the rental program
- General owner questions regarding check-in, check-out, guest names, etc.

Please add frontdesk@apollopark.net to your safe contacts list.

HOA fee payments: there are new secure options available. Refer to KC introduction page, the KC & Associates web page, or apollopark.net for details.

Interval owner billing is charged annually in January. Late payments are subject to fees and interest.

When preparing 2021 taxes, the Real Estate Tax deduction percentages are: Interval Owners = 6.79% of the 2021 dues paid / Whole owners = 2.72% of the 2021 dues paid.

LUNAR VAIL LAND INVESTMENTS, LLC.

As noted previously, the Board is engaged with our current landlord and The Town of Vail to ensure our rights under the Ground Lease are protected and that the best interests of our owners are addressed. The Board, through our attorney, has gone back and forth with the Landlord with a list of questions, concerns, and comments. We await a second response from LVLI to our concerns and questions.

When planning your trip to Vail, check www.vail.com - '**Explore the Resort**' for current information regarding activities and events happening during your stay.

Apollo Park is a smoke free / pet free property. Parking passes must be displayed in your vehicle.

For questions, comments, or suggestions regarding Apollo Park at Vail, contact Kathy Christensen at KC & Associates (kathy.christensen@kchoa.com). We appreciate your comments and suggestions.

**APOLLO PARK AT VAIL
2022 BUDGET - FINAL**

<u>EXPENSE</u>	<u>Total Budget</u>	<u>Whole Owners</u>	<u>Interval Owners</u>
TRASH REMOVAL	\$7,500	\$1,153	\$6,347
SNOW REMOVAL	\$10,000	\$1,538	\$8,462
CABLE TELEVISION	\$26,000	\$3,837	\$22,163
WATER & SEWER	\$42,000	\$6,460	\$35,540
GAS	\$17,000	\$2,935	\$14,065
ELECTRIC - INTERIOR	\$14,500	\$0	\$14,500
ELECTRIC - EXTERIOR	\$10,500	\$1,615	\$8,885
TELEPHONE	\$6,500	\$0	\$6,500
REAL ESTATE TAXES	\$72,500	\$1,800	\$70,700
BUILDING INSURANCE	\$40,000	\$7,664	\$32,336
R & M - INTERIOR	\$18,000	\$0	\$18,000
<u>R & M - EXTERIOR:</u>			
SWIM POOL OP	\$13,000	\$1,999	\$11,001
POOL R & M	\$3,200	\$613	\$2,587
LAWN/SIDEWALK	\$17,000	\$2,615	\$14,385
LANDSCAPING	\$500	\$96	\$404
BUILDING R & M	\$26,000	\$4,982	\$21,018
PARKING LOT	\$0	\$0	\$0
HOUSEKEEPING	\$126,000	\$0	\$126,000
OFFICE TELEPHONE	\$3,000	\$105	\$2,895
OFFICE SUPPLIES	\$4,200	\$147	\$4,053
EMPLOYEE PAYROLL & BENEFITS	\$195,000	\$6,825	\$188,175
MANAGER HOUSING	\$25,000	\$875	\$24,125
ACCOUNTING & RELATED EXPENSES	\$52,000	\$1,820	\$50,180
FINANCIAL CONSULTING	\$4,500	\$158	\$4,342
ADMINISTRATIVE EXPENSE	\$11,000	\$385	\$10,615
RENTAL & CREDIT CARD EXPENSE	\$10,000	\$350	\$9,650
AUDIT / TAX PREP	\$4,100	\$144	\$3,956
LEGAL EXPENSE	\$7,500	\$1,437	\$6,063
PROJECT CONSULTING	\$30,000	\$5,748	\$24,252
LAND LEASE	\$68,000	\$13,029	\$54,971
SPECIAL PROJECTS	\$15,000	\$1,500	\$13,500
FURNITURE / FURNISHINGS	\$20,000	\$0	\$20,000
INCOME TAX - FEDERAL & STATE	\$6,000	\$1,150	\$4,850
OPERATING SAVINGS	\$10,000	\$1,916	\$8,084
CAPITAL RESERVE SAVINGS	\$144,000	\$7,200	\$136,800
TOTAL	\$1,059,500	\$80,096	\$979,404