



Kate's Corner



Summer season is upon us here in Crested Butte and with that we all have even more opportunity to get outside, enjoy the community and spend time with friends and family. The Buckhorn Board is busy working on many initiatives that support our mission to sustain a desirable, natural, and well maintained mountain community that upholds property values and makes our subdivision an attractive place to live.

We currently have a wonderful mix of people working together on the Board who are volunteering time to represent the best interests of all homeowners with transparency, while also dedicated to making responsible decisions regarding the future of the community. With that, we need your help as we begin to set our sights on what our 5 and 10 year plan will look like.

Short-Term Plans:

- Completing roadwork on S. Avion and associated side streets
- Updating the residential design guidelines
- Establishing the commercial design guidelines
- Enhancing the Non-Owner Occupied Rental Policy and Enforcement
- Enabling opportunities for increased homeowner feedback via newsletter and community survey
- Improving Water Company Operations and sustainability

Long-Term Plans:

The sky's the limit! What do you all want to see for our community? My feeling is that the more people we have in the community working together for collective goals, the better. See page 2 for more information on the community survey coming soon.

Thank you all for being a part of what makes the Buckhorn community so special and continuing to work with us in a manner that enables us to accomplish goals and ultimately enhance the value of our properties as a whole! If you see me around the neighborhood, please introduce yourself! I'm honored to serve on the Buckhorn Ranch Board and will continue to lead the community with honesty and integrity as we grow and embrace exciting change in the years ahead.

WELCOME

Our community letter is meant to keep us informed and to bring us together as a community in support of our [vision, mission, and values](#).

Your Board Members:

- Kate Somrak, President
- Jan Dijkstra
- Chris Edmonds
- Jeff Hermanson
- Cathy Low
- Tom Shepard
- Beverly Troxtell

In this edition:

- New vision and mission "North Star"
- Community survey
- Update on budget
- Short-term rental policy proposal
- Reminders

KEY UPDATES

Community growth

Vision, Mission, and Values

Earlier this year, we recognized the need for a community mission – a North Star. One that would bring us closer together; enable us to solution together; and to do so with clear guiding principles. As such, we created our [Buckhorn Ranch HOA Vision, Mission, and Values](#). Please take a quick peek, which will better enable us to live these values as a community!

We want your input!

We come together as a community not only by living our vision, mission, and values, but also by sharing perspectives on what is important to each of us. In the coming weeks, you will receive a 10-question survey. Please use this as an opportunity to share your perspectives. Thank you to Dawn Stewart who helped pull the survey together!

Annual Budget

The Buckhorn HOA is in a solid financial position. We ended 2020 with reserves of \$492,483 in our general fund and \$586,156 in our road fund. We generated an operating surplus of \$66,106.

This year, we had a road expenditure of \$127,723 for work on North Avion. Our next major expenditure will be the road construction project on South Avion. Given the greater road surface area, the South Avion project is estimated at \$558,229. We plan to fund this project out of our road and general funds.

Despite supply/construction shortages, we anticipate the road project to come in under budget.

The Buckhorn community is in the process of developing a 10-year plan. A more permanent road solution must be part of this plan, as the current road construction project was only designed to buy us time while the community continues building out. It is likely that we will have to raise dues to fund future road construction and other projects included in the 10-year plan. We will provide more information once the 10-year plan is complete and we can estimate future expenditures.

Short-Term Rentals (STRs)

As our community continues to expand, some homeowners of course choose to short-term rent. While this is every homeowner's right, with it comes some challenges for those homeowners who live here full-time – especially during our busiest tourist season. We've received reports in recent months of concerns with various STRs. As such, we want you to know that the Board is taking strides to enhance the existing policy and will share the proposal in the next week or so. Reach out to any of our board members posted [here](#) with questions in the meantime!

Current Construction Projects

You can always find the latest projects under review listed on the [Buckhorn page](#) (currently located on the bottom left).

REMINDERS

Making a difference together

Help Keep Our Skies Dark

According to recent news, more than two-thirds of the world can no longer see the Milky Way due to light pollution. "With the State's ever-growing population, the commitment to protecting...our natural nights and landscapes from excessive light pollution...is as important now as ever," said Ryan Parker, Chair of International Dark-Skies Colorado chapter. Luckily, [CB](#) still remains a dark sky community. Help us maintain that by turning your exterior lights off at night, and mitigating how many lights you have on in the house.

Water Conservation

While it may feel like the recent rains have brought us out of drought conditions, that's unfortunately not the case. According to [drought.gov](#), Gunnison County is still rated as in a Severe or Extreme drought, which has been the trend in recent years. To do our part, try the following:

- Take shorter showers and turn off the faucet while brushing your teeth.
- Water lawn/flower beds every other day.
- Only run washing machines when it's a full load.
- Fix leaks.

Neighborhood Speed Limits

A gentle reminder to help keep our neighborhood safe (and reduce traffic noise) by minding speed limits. S and N Avion = **25 mph**. All side streets = **15 mph**.

LIGHT TO PROTECT THE NIGHT Five Principles for Responsible Outdoor Lighting



USEFUL



ALL LIGHT SHOULD HAVE A CLEAR PURPOSE

Before installing or replacing a light, determine if light is needed. Consider how the use of light will impact the area, including wildlife and the environment. Consider using reflective paints or self-luminous markers for signs, curbs, and steps. To reduce the need for permanently installed outdoor lighting.

TARGETED



LIGHT SHOULD BE DIRECTED ONLY TO WHERE NEEDED

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.

LOW LIGHT LEVELS



LIGHT SHOULD BE NO BRIGHTER THAN NECESSARY

Use the lowest light level required. Be mindful of surface conditions as some surfaces may reflect more light into the night sky than intended.

CONTROLLED



LIGHT SHOULD BE USED ONLY WHEN IT IS USEFUL

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

COLOR



USE WARMER COLOR LIGHTS WHERE POSSIBLE

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.



D2 - Severe Drought

- Farmers reduce planting; producers sell cattle
- Fire season is extended
- Snowpack is low; surface water levels are low; river flow is reduced



D3 - Extreme Drought

- Pasture conditions worsen
- Large fires develop
- Reservoirs are extremely low; mandatory water restrictions are implemented; water temperature increases