

JULY 2011

ISSUE #10



Keystone Neighbourhood Company Newsletter

Welcome Homeowners!

The Keystone Neighbourhood Company (KNC) Board of Directors and Staff present this quarterly newsletter. The purpose of this newsletter is to enhance communication with our owners regarding KNC business including finance, festivals and events, projects, etc. We are currently mailing and emailing this newsletter but as we receive your Homeowner email contact, we will reduce mailing costs by sending these newsletters solely via email.

KNC Executive Director Update:

One sign of success for any community organization is the level of participation by it's members and with this measure I think the KNC is very successful. This was evident at our recent Members Meeting at Warren Station on July 1st. As important as the updates on the financial strength of the KNC and marketing and festival information we provide is the amount of feedback we receive from the members. This feedback tells us not only how well we are performing in our job responsibilities but it also helps us set priorities and develop strategies for moving the organization forward.

At this meeting on July 1st we turned over two residential seats on the Board. I would like to thank Stephen Straight and Larry Mills for their years of service on the Board and welcome our new Directors - Brad Dempsey and Robert (Bob) Lepkowski. Both Brad and Bob have a long history with Keystone and will bring a fresh and unique perspective to the Executive Board process.

A process that we all are working on is the One Keystone approach. This speaks to breaking down barriers within the resort, the KNC and the community to work on common goals all with a specific guest perspective. We all love Keystone and recognize there is a significant amount of untapped potential. The One Keystone approach is already showing benefits as evidenced in our events and festivals where we have coordinated our summer advertising and marketing plans to have a more consistent message to the local community and our guests.

If you have other ideas on how to improve our guest experience, please let us know. I would also like to encourage you to attend our next Members' Meeting on November 18th.

In the meantime, I hope you have a great summer!

Regards,

Mark Mathews

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Mission Statement

It is the Neighbourhood Company's mission to make the Neighbourhoods at Keystone a premiere mountain community by maintaining a high quality environment and investing in facilities and events that will attract residents and visitors and create a vibrant four-season community.

Reminder

The next Members' Meeting is Friday, November 18, 2011, 2 - 5pm at Warren Station in Keystone

Contact Us

Office Hours

Monday - Friday
9am - 5pm
Saturday
9am - 4pm

Phone Numbers

800-919-0038
970-423-8980
970-423-8995 (fax)

Email

robin@keystoneneighbourhood.com

Mailing Address

140 Ida Belle Drive
Suite F-4
Keystone, CO 80435

For Current Events Information:

www.keystonefestivals.com

www.WarrenStation.com

Operations Update:

Ina Gillis is once again working her magic with the flowers in the KNC. She and her team spent the first two weeks in the spring shoveling snow out of the landscape beds and along with the wet early summer meant the landscaping was slightly delayed. However the good news is the annuals and perennials are blooming together now so there is an explosion of color in the flower beds.

A couple of other projects that we are working on now involve the Dakota pool. We are overseeing major repairs to the snowmelt system there. With the age of the system this work was overdue. We plan to complete the work this summer so we don't bump up against an early snowfall. In addition, we are replacing the small spa heater to stay on top of upgrading this system. On another note, it appears our beetle kill was significantly less this year than previous. Hopefully, the worst of this is behind us.

Other than that, we are doing our usual maintenance items and trying to fit everything in before the snow flies - it will be here before you know it!

Events & Entertainment Update:

There are two more big events coming up this summer! We hope you can attend one or *both* of them! Please read more about these events below:

Friday, August 5 - Sunday, August 7

15th Annual Bluegrass and Beer Festival



Keystone brings the wonders of Appalachia to the Rockies. Down-home cooking, frothy flavors and mountain-music are just a piece of the pie. In a whirlwind of hillbilly luxuries, folks gather while 30 microbreweries from Colorado and beyond showcase their unique blends of hops and barleys. Live music rocks out on 3 stages. KidsZone provides entertainment for the

kids with inflatables and wacky activities.

Confirmed 2011 music line-up includes Peter Rowan, Shannon Whitworth, Honey Don't and Steel Pennies. Visit www.keystonefestivals.com for the most up to date schedule of events.

Saturday, August 20 & Sunday, August 21

Keystone Blues Festival and Art Show



Savvy Blues stretches its acoustic roots through the Rocky Mountains. A classic art show, tasty dishes, ice cold brews and an array of wines trim the plaza while veteran guitarists with a knack for mixing funky rhythms, sultry measures, and wicked chord patterns front our stellar event. Confirmed 2011

musical acts include Grady Champion, The Soul of John Black, and Papa Grows Funk. Don't miss out on our KidZone with FREE and paid activities such as: bounce houses, kid's crafts, kids entertainment & gem panning. For more information, visit www.keystonefestivals.com

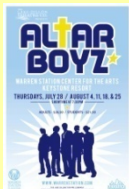
Thursday, August 4, 11, 18, 25 (*please note multiple dates throughout the month)*

Lake Dillon Theatre Presents

Theatre on Thursdays - Warren Station Center for the Arts

Altar Boyz

Full of sharp parody, sinfully spectacular dancing, and irreverent humor, this spoof about a heavenly guy-group is adored by audiences and critics alike. With an extraordinary mix of side-splitting songs convincing enough to be played on MTV, uncontrollable laughs and lighthearted fun, this award-winning and totally original new musical is 90 minutes of pure delight that's suitable for all ages and will have the whole family laughing and singing along.



Hailed as "high-octane entertainment" (Talkin' Broadway), Altar Boyz tells the holy inspiring story of 5 small town boys - Matthew, Mark, Luke, Juan and Abraham - trying to save the world one screaming fan at a time. Their pious pop act, including lyrics like "Girl You Make Me Wanna Wait" and "Jesus Called Me On My Cell Phone," worked wonders on the Ohio bingo-hall-and-pancake-breakfast circuit. But when fate brings them to New York, will the boyz take a bite out of the forbidden apple? With angelic voices, sinfully spectacular dancing and a touching story, Altar Boyz is destined to rock the masses of all denominations! For tickets call (970)496-4FUN

Monday, August 15

Breckenridge Music Festival

Special Event: Keystone Brass, Warren Station

The Brass players of the Breckenridge Music Festival blow their horns in Keystone! Don't miss the special dinner event at Keystone Ranch prior to the concert. For more information and tickets visit www.breckenridgemusicfestival.com

We'd like to thank our Summer Sponsors: Budweiser, Republic National Distributing and this month's featured sponsor:

Keystone Hospitality, the official Lodging Partner of the KNC Summer Festivals!

Keystone Resort Property Management (KPRM) is the partner you can trust. KRPM has been the property management company of note throughout the development of Keystone Resort. Such longevity speaks to our passion and knowledge of the resort. KRPM is a part of Legendary Lodging - the property management division within Vail Resorts - which has been successfully managing privately owned residences and community associations for more than 25 years.

Because of our vast knowledge of and experience in property management, as well as our extremely dedicated and skilled professionals, homeowners enjoy exceptional amenities, unsurpassed personalized service, impeccable home care, and flexible, profit-driven rental programs. With all the benefits of ownership and all the conveniences of on-site property management, you can better experience the beauty and adventure of Keystone.

For more information about our property management services and to learn how our company creates the home ownership experience of a lifetime please call John Blackshire at (970)496-4828 or visit our website at www.KeystoneResortPM.com to download an electronic copy of our brochure.

PLEASE KEEP US CURRENT:

We need your **current address, phone numbers and email address** to convey information, send annual notices, send voting ballot/proxies and to be environmentally friendly by minimizing paper usage, ultimately saving money for future events and projects.

Please send any changes and current information including your Name & Unit/Lot# to: robin@keystoneneighbourhood.com or go to our website www.keystoneneighbourhood.com Click on the Homeowner tab, and then click on the link 'Update Your Contact Information' on the right.

PRIVACY NOTICE: Your information will **SOLELY** be used for KNC business purposes and **will not be shared** with any outside or third parties.

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