



January 2010

Issue: 4



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.

Executive Director Update

Greetings Members of the Neighbourhoods @ Keystone! The 2009/10 winter season is now in full swing and I hope each one of you have had the opportunity to spend some time in Keystone this season. I'm excited to say that even though no snow fall records are being set, the conditions up on the mountain are exceptional! Kudos to Keystone Resort for their significant investment in snow making and grooming equipment over the last few years. With the completion of the Gondola, new skier bridge, and the snow making / grooming equipment, the River Run Base Area is now such a convenient and world class portal!

KEYSTONE PAVILION

As we discussed in the Annual Meeting back in November, KNC is moving forward with a year round replacement of the tent structure we have utilized over the last several years. With the vote of approval by the KNC membership, the project was submitted for Summit County approval

In This Issue

[Executive Director Update](#)

[Operations Update](#)

[Events Update](#)

[Email Update](#)

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.

Important Dates:

Owners Meeting:
07. 01.2010 - Location TBA

Contact Us:

Please contact us or visit our office in Keystone (River Run, Silvermill Building).

Office Hours:

Monday - Friday
9:00 a.m. - 5:00 p.m.
Saturday
9:00 a.m. - 4:00 p.m.

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back in December. The project was overwhelmingly approved by the Snake River Planning Commission on January 21st. With that approval, we will be submitting for building permit in the coming weeks with an anticipated construction start in March! Our target opening date is early July so our Summer 2010 programming will have the benefit of the new facility.

[Join Our Mailing List!](#)

From a programming standpoint, in addition to our community-wide programming, we are considering a number of KNC membership exclusive events which will be discussed further at the summer meeting on July 1st. As Executive Director, I believe we need to have more social interactions as a membership and this facility will give us the place to make it happen! If you have any suggestions or comments, please make them known to me as this is YOUR facility!

FINANCE

KNC recently wrapped up another fiscal year at the end of December 2009. I'm extremely pleased with Staff's performance and management of your finances. I believe the outcome following the annual audit will please the overall membership a great deal. As Executive Director, I am extremely focused on fulfilling on a continual basis our fiduciary responsibility to properly manage the funds necessary to operate KNC on a day to day basis and also preserve the long term capital necessary to sustain KNC into the future. We're in great shape as we move into 2010!

During your visits over this winter season, please take time to stop by the office to say hello!

Operations Update

It's Winter Time in the Rockies!

Though we're definitely setting no snow fall records this year, the KNC Operations Staff is busy keeping our community ready for your Experience of a Life Time. Here's a sample of what the Operations Team has been tasked thus far in the season:

- Continual communication with Keystone Resort staff to coordinate efforts with regards to snow and ice removal for the winter season.
- Hired nine new seasonal Operations Staff members. Each have undergone substantial training and familiarizing with the day to day operations and equipment they will be using in their areas of responsibilities.
- Updated a portion of our aging vehicle fleet to allow for continued excellence in snow removal and community maintenance.
- Spent considerable time servicing and maintaining our existing fleet of vehicles to be ready when the big snow arrives. This exercise was a great opportunity for training our new employees.
- We performed extensive servicing of the snowmelt systems in Buffalo and Silver Mill Courtyards as well as the Trail Head Drive in preparation for the season.
- The staff is continuing to work with the area merchants to stream line the trash and cardboard collections to make sure our guests have a scenic experience while in the Village both day and night.
- Speaking of scenic experience, please take note of the exceptional Christmas light displays in the village. The Operations Staff, along with a professional installation team, have out done themselves this year adding lights to Ina's Bridge, outlining the lodges and decorating the trees all around the village to bring a celebration of light for the holidays. Additional lighting in the Village and throughout the rest of the Neighborhoods is anticipated in 2010!

Events Update

RIVER RUN ROCKS!

This past November, Keystone rocked out with Funkiphino and The Samples. It was a very successful and fun event for the whole family. Don't miss River Run Rocks April 10th, 2010. Bands to be announced soon, please check www.keystonereresort.com for more information.

2010 Summer Festival Dates:

World Music Festival - June 26th
Uncorked Mountain Wine Festival - July 10th - 11th
Bluegrass and Beer Festival - July 31st - August 1st
Blues Festival and Art Show - August 22nd - 23rd
Stay tuned for a NEW early season event, more information to come.

2010 Pavilion at Keystone Series:

Theatre Series - *Smokey Joe's Cafe* - Select Thursdays in July and August
Children's Theatre Series - *Rapunzel* - Select Fridays in July and August
Stories Alive! Story Hour - Tuesday nights in July
Music in the Mountains - Select Sundays in July and August
Comedy Series - Friday Nights in August
Adrenaline Film Series - Friday Nights in September

Please check out www.keystonefestivals.com OR www.pavilionatkeystone.com for more information about 2010 Summer Information.

Send us your EMAIL!

We need your email address to convey information, send annual notices, send voting proxies and to be environmentally friendly by minimizing paper usage. (PRIVACY NOTICE: your information will SOLELY be utilized for KNC business purposes and will not be shared with any outside or third parties.)

Send us your email address via:

- ~Simply clicking on the "Join Our Mailing List" button on this email.
- ~Going to http://www.keystoneighbourhood.com/index.php/homeowners/email_signup/
- ~Send an email to info@keystoneighbourhood.com. Include your Unit/Lot number and name.

The Keystone Neighbourhood Company is a not-for-profit Master Homeowner Association located in Keystone, Colorado. This newsletter is intended to provide information to members of the KNC on a quarterly basis. To unsubscribe please see below.