



Homeowner's Newsletter

July, 2016

As I wrote last month, June was down compared to last year but we did make up some ground in the last 2 weeks of June to finish \$50k behind last year but ahead of June's budget by \$59k.

Breckenridge's summer is short but so sweet. We have had a couple of weeks of a very dry weather patterns since the 4th of July and today was the first day we have had any rain. The forecast shows rain every day for the next 10 days each afternoon, which we could use. One of our local sayings is "you move here for the winter and stay here for the summer."

There is a lot going on, we just hosted the Breckenridge Beer Fest on July 9th, and the NRO and BMF are playing at the Riverwalk Center almost nightly. The Indigo Girls are playing at the Riverwalk Center on July 30th and Amos Lee on August 9th. Check out this web site for more details: <http://www.breckenridgemusicfestival.com/>.

It seems that everyone is riding a bicycle or heading for their favorite hike. Our July is very busy with lots of group business. The week of July 25th, we will host "CASE" the Colorado Association of School Executives with some 900 conference guests. August and September are looking to be strong months for room revenue and did you know that we are only 4 months from ski season?

I hope you are having a great summer and stay safe.

Kindest regards,

Bob Barto, CHA
General Manager
Beaver Run Resort & Conference Center

Financials

June 2016	Actual	Budget	Last Year
Adj. Room Revenue	\$725,453	\$666,535	\$775,988
Rooms Available	14,823	14,518	14,699
Rooms Occupied	5,404	4,835	5,753
Occupancy %	36.5%	33.3%	39.1%
Average Rate	\$134.24	\$137.86	\$134.88
Rev Per Available Room	\$48.94	\$45.91	\$52.79
Return to Owner	\$402,626	\$369,927	\$430,673
Avg. Owner Return	\$1,017	\$934	\$1,088
Percent Return	55.5%	55.5%	55.5%

YTD through June 30, 2016	Actual	Budget	Last Year
Adj. Room Revenue	\$10,547,694	\$10,811,400	\$10,209,484
Rooms Available	90,272	89,381	89,694
Rooms Occupied	45,490	48,822	48,062
Occupancy %	50.4%	54.6%	53.6%
Average Rate	\$231.87	\$221.45	\$212.42
Rev Per Available Room	\$116.84	\$120.96	\$113.83
Return to Owner	\$5,853,970	\$6,000,327	\$5,666,264
Avg. Owner Return	\$14,783	\$15,152	\$14,309
Percent Return	55.5%	55.5%	55.5%

Avg. Equalized Revenue per Unit Type – Through June 30, 2016				
	Building 1	Building 2	Building 3	Building 4
<i>A</i>	\$20,961	\$23,298	\$22,564	
<i>B</i>	\$34,872	\$40,603	\$39,899	
<i>C</i>	\$22,869	\$23,502	\$26,429	
<i>D</i>	\$41,709	\$40,342	\$43,512	
<i>EF</i>	\$33,255	\$34,870	\$38,870	
<i>G</i>	\$44,674	\$45,838	\$46,346	
<i>H</i>	\$57,654	\$63,213	\$63,001	
<i>STU</i>				\$19,128
<i>BS</i>				\$20,802
<i>CS</i>				\$23,255
<i>SS</i>				\$25,598
<i>P1</i>				\$28,533
<i>P2</i>				\$40,264
<i>P2K</i>				\$52,116

Refurbishment

Greetings from Refurb!

Inspections are ongoing and construction continues.

Showroom – **last chance before the remodel!!!** We still have lamps, rugs and a few pieces of furniture on sale, and a great selection of art work.

Website – visit our section for more in-depth Refurbishment information. Please register for access if you haven't already. You can find us here hoa.beaverrun.com/refurb - You must register to access this page.

Standard summer operating hours are Monday to Friday 9am to 5pm, Saturday 12pm to 5pm, and closed on Sundays. As always, we request that you call ahead to schedule an appointment if you need our assistance – we are often away from our desks, conducting inspections and managing remodels, so this guarantees we can be available.

Miki mjorgenson@beaverrun.com 970-453-8768

Rebecca rwhitehead@beaverrun.com 970-453-8769

Beth brusticus@beaverrun.com 970-453-8794

<http://hoa.beaverrun.com/refurb>

The Fourth of July 2016 Happenings



The 2016 Fourth of July Parade



Fourth of July festivities on Spencer's Patio



The Viper's came to be in the Parade

Homeowner Relations

The Beaver Run Rental Agreement for September 1, 2016 through August 31, 2019 is under final review and will be distributed soon. We are incorporating electronic signature capabilities with this contract to simplify the execution of the agreement. Don't worry, you can still opt to print, sign and email, mail or fax the pages back to me by **August 25th**.

We have many conferences scheduled and are already over 90% occupancy on a few dates this summer and fall. Due to business levels, we will not be able to accept new reservations for owners on these dates:

July 26 – 28

August 5 – 6

August 26 - 27

September 21-23

September 25-29

October 14-15

If you already reserved your unit for the above dates, your reservation is confirmed as indicated on your emailed confirmation. Thank you for understanding!

Believe it or not it is time to think about winter and your owner usage dates. The winter usage form is included and due back to Reservations by **August 15, 2016** to guarantee your owner or guest of owner reservations.

Breckenridge has announced its winter season dates and will be open November 11, 2016 through April 23, 2017. Please see the information below provided by Vail Resorts regarding season passes.

2016-2017 Epic Season Passes On Sale Now

It's never too early to start planning for next winter, and now is the best time to lock in the best rate on an Epic Season pass for the 2016-2017 winter season, providing Colorado skiers and riders the best value at the best Colorado resorts. With just one pass, guests are ready to explore more than 32,000 acres of terrain across 13 world-class resorts in the U.S. and abroad – including Vail, Beaver Creek, Breckenridge, Keystone and Arapahoe Basin in Colorado; Park City in Utah; Heavenly, Northstar and Kirkwood at Lake Tahoe; Perisher in Australia; Afton Alps in Minnesota, Mt. Brighton in Michigan and Wilmot Mountain in Wisconsin. Visit EpicPass.com to purchase and to learn about all the Epic Pass options, such as the Epic Local, Keystone/Arapahoe Basin, Epic 7-Day, and Epic 4-Day passes.

Enjoy the summer,

Sue O'Brien

Homeowner Relations Manager

970-453-8774

Sue@BeaverRun.com

Winter 2016/17 Owner/Guest of Owner Usage Form
Please return this form no later than August 15th, 2016 to:

Beaver Run Resort
Reservations Department
P.O. Box 2115
Breckenridge, CO 80424

Fax to: 970-453-7234
E-mail to: owners@beaverrun.com
Call: 800-288-1282 x8770

_____ I do **NOT** wish to reserve my room # _____ for my own or any guests' usage during the period from November 1st, 2016 through April 30th, 2017.

_____ Please reserve my room # _____ for my own or my guests' usage during the period from November 1st, 2016 through April 30th, 2017.

Arrival: _____ Departure: _____ Name: _____ Unit: _____

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Arrival: _____ Departure: _____ Name: _____ Unit: _____

This form is due back to Beaver Run Reservations by August 15th, 2016

Reservation forms, revisions to existing reservations and any additional reservation requests received after August 15th, 2016 will be subject to availability. An owner has the right to occupy his/her unit during times that it has not been reserved or otherwise committed for rental.

Owners should receive a confirmation via fax or e-mail following submission of this form. **If you do not receive a confirmation within 10 days, please contact the Reservations Department.** If you have not received a confirmation, the reservations department may not have received your request and will not be held responsible for meeting your request after August 15th, 2016. Please disregard the deposit and cancellation policies that appear on the confirmation. All stays are subject to a housekeeping fee and this fee will be charged to your owner statement at time of departure.

Thank you in advance for your response.

Owner Name: _____ Date: _____

Address: _____

City: _____ State: _____ Country: _____ Zip: _____

Daytime Phone: _____ Fax: _____

E-mail: _____

Signature: _____

(Office use) Date Received:	Processed by:
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News from Group Sales and Conference Services

We just got through with “Beerfest Weekend” and we try to host events in between the hectic summer calendar of conferences, which are in full swing. We are in the midst of hosting everything from scientists to lawyers to educators to beer companies to mental health advocates to government and tourism leaders and everything in between with some weddings and reunions thrown in for good measure. Events such as Breck Epic Mountain Bike Race, Spartan Race (Endurance Obstacle Race as seen on TV), Breckenridge’s Filmfest and Wine Classic, Oktoberfest, music events both classical and popular in style, craft spirit festival, lacrosse and hockey programs (just to name a few) will be hosted in Breckenridge and Beaver Run will be involved as a host or sponsor.

Things are crazy in Breck this summer and you should look to partake in or send us more ideas and leads for more fun. Breckenridge in the summer and fall are more active than the “World Class” winters and your groups can enjoy and take advantage of all things Breck!

Watch the website if you are coming out or contact the Sales Team if you have other opportunities to share this special place we call Beaver Run and Breckenridge with “Friends and Family”!!

Great Times Await!

Bruce Horii
Director of Sales and Marketing
bhorii@beaverrun.com
(970) 453-8781



Beerfest 2016

Maintenance

Projects continue!!

We have filed for our HUB restroom permits with the Town of Breckenridge, have completed the 2nd floor conference center restrooms and have received one of the three permits for landscaping.

Unit checks are continuing as business permits. If you would like a copy of the forms that we use to conduct the work involved in a unit check, please feel free to contact our Administrative Assistant, Jessica Tyson, at jtyson@beaverrun.com and she can email you a copy.

Thanks and have a great summer.

Todd M. Harris
Maintenance Manager
970-453-8739
tharris@beaverrun.com

Real Estate of the Summit

Hello Homeowners!

June 2016 Beaver Run Real Estate Update

Unit #	Floor Plan	List Price	Sold Price	Sold Date	Rating
34360	2 Bed Twnhs	\$569,000	\$550,000	6/30/2016	90%

Many Breckenridge homeowners through the years have divested their primary residence and made their vacation home their primary home to savor their golden years in the town that has captured their heart.

Whether the plan is to permanently quit or to continue working in a more-relaxing environment, there are some mortgage decisions to make when moving full time into your vacation home.

First, refinancing the mortgage typically isn't required just because of the change in abodes. Interest rates on second-home jumbo mortgages are the same or nominally higher than primary-home jumbos. Home-switching borrowers should consider refinancing if they can get a lower interest rate now.

Jumbo mortgage rates have been at historic lows below 4% since Jan. 15. Average rates were 3.66% for a 30-year, fixed rate jumbo mortgage and 2.78% for a five-year, adjustable-rate jumbo mortgage on the week ending Friday, June 17. Jumbo mortgages in Summit County begin at \$625,000.

Those who choose to refinance will find that the rules are a little less strict. The [loan-to-value ratio](#) (LTV)—the amount borrowed relative to the appraised value of the property—is higher for a primary home than a secondary home. Loan-to-value on second-home purchases of up to \$1.5 million typically require 75% to 80% LTV. Most lenders will allow 90% for a similar primary mortgage.

A cash-out refinance is a way to get more money out of your house than what is owed, especially if the appraised value has increased. Affluent borrowers may go this route to free up capital for other uses, such as stock-market investments or to make home improvements.

However, since a cash-out refinance replaces your first mortgage, the deal includes closing costs and may have a slightly higher interest rate than a refinance of the original loan amount. So do the math to ensure that cashing out equity on your home makes sense.

If the second home was used as a rental property, the borrower may want to refinance before moving in. That's because investment-home mortgages have higher interest rates, so a borrower will save by refinancing to a regular jumbo mortgage or paying off the loan with the proceeds of their former primary home's sale.

Alternatively, borrowers who are keeping their primary homes can use the proceeds from refinancing their secondary home to pay off the primary home's mortgage.

A final consideration could be tax benefits. Taxpayers (single or married) can deduct mortgage or home-equity interest payments on up to \$1 million of debt used for the purchase, construction or improvement of a primary home and one vacation (non-investment) home, as well as an additional \$100,000 in debt applied to purchase or in the form of home-equity loans or lines of credit.

Here are a few more considerations:

- **Time for tax savings.** Because state tax rates can differ widely, homeowners who make a vacation home their primary residence may be able to schedule the move so that their highest earnings are amassed in the state with the lower income-tax rate.
- **More tax upon sale.** Married couples can pocket the profit of up to \$500,000 in the sale of their primary home. For single taxpayers, the amount is \$250,000. For a former second home to qualify, its usage must have been primary for at least the last two years before selling. Other exclusion restrictions apply, so be sure to consult a tax expert.
- **Lower insurance rates.** While home types, regional differences and other factors affect insurance rates, homeowners' premiums typically decrease when a home is regularly, versus occasionally, occupied. However, a move may come with other changes, such as relocating artwork or a self-employed business, so homeowners should discuss the change in residence with the insurer to assure sufficient coverage.

Sincerely,

Dennis Clauer, CRS, GRI, ABR

Broker / Owner

Chairman of the Board - Summit Association of Realtors – Multiple Years

"Realtor of the Year" - Summit Association of Realtors – Multiple Years

Director-Colorado Association of Realtors

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**Next Board of Directors Meeting
September 9 & 10, 2016**

**Annual Meeting
March 31 to April 2, 2017**