



## *Homeowner's Newsletter*

March, 2017

The first day of spring is here, and it's warming up in Breckenridge! I hope many of you get out and enjoy the spring weather and the slopes! We hope to see you at our Beaver Runn Annual BRICA and HOA meetings on March 31 to April 2.

Open Snow's, Joel Gratz forecast says winter will be returning this Thursday, March 23, and from March 30 to April 2, 2017. Therefore, skiing should be good for the Annual Meetings. The Quicksilver and Peak 8 Super Connect chairlifts are open until April 23, 2017, with the Beaver Run Superchair closing the day after Easter, April 16.

April's reservation pace is up over 30% compared to last year, which is a bright spot for the end of the 2017 ski season; and we will continue to use our marketing dollars to drive a strong end to the ski season.

Our next season starts right after the Ski Area closes, and the road work begins. State Highway 9's lane expansion from Frisco to Breckenridge will be in full swing. The town of Breckenridge will start work on a roundabout at 4 o'clock and Park Avenue this spring. The town's plan is to add roundabouts at most intersections along Park Avenue.

Kindest regards,

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

## Financials

<b>February 28, 2017</b>	<b>Actual</b>	<b>Budget</b>	<b>Last Year</b>
Adj. Room Revenue	\$2,815,181	\$3,013,190	\$2,824,939
Rooms Available	14,476	14,392	14,830
Rooms Occupied	10,333	11,065	10,434
Occupancy %	71.4%	76.9%	70.4%
Average Rate	\$272.45	\$272.32	\$270.74
Rev Per Available Room	\$194.47	\$209.37	\$190.49
Return to Owner	\$1,562,425	\$1,672,320	\$1,567,841
Avg. Owner Return	\$3,946	\$4,223	\$3,959
Percent Return	55.5%	55.5%	55.5%

<b>YTD through, February 28, 2017</b>	<b>Actual</b>	<b>Budget</b>	<b>Last Year</b>
Adj. Room Revenue	\$5,423,906	\$5,905,220	\$5,567,967
Rooms Available	30,478	30,326	30,630
Rooms Occupied	21,560	23,250	22,086
Occupancy %	70.7%	76.7%	72.1%
Average Rate	\$251.57	\$253.99	\$252.10
Rev Per Available Room	\$177.96	\$194.72	\$181.78
Return to Owner	\$3,010,268	\$3,277,397	\$3,090,222
Avg. Owner Return	\$7,602	\$8,276	\$7,804
Percent Return	55.5%	55.5%	55.5%

<b>Avg. Equalized Revenue per Unit Type – Through February 28, 2017</b>				
	<b>Building 1</b>	<b>Building 2</b>	<b>Building 3</b>	<b>Building 4</b>
<i>A</i>	\$11,039	\$11,150	\$11,400	
<i>B</i>	\$18,408	\$19,919	\$19,520	
<i>C</i>	\$9,929	\$12,145	\$12,726	
<i>D</i>	\$20,285	\$20,371	\$21,665	
<i>EF</i>	\$17,315	\$18,449	\$18,731	
<i>G</i>	\$20,908	\$23,365	\$24,615	
<i>H</i>	\$29,308	\$32,765	\$37,357	
<i>STU</i>				\$10,129
<i>BS</i>				\$11,470
<i>CS</i>				\$11,766
<i>SS</i>				\$12,494
<i>P1</i>				\$15,837
<i>P2</i>				\$20,613
<i>P2K</i>				\$27,573

## ***Refurbishment***

March already, and we are gearing up for the 2017 spring remodel season. Don't forget to get in touch if you want to schedule a remodel **any time** in 2017, as we are filling up fast. The 2017 Building 4 Spa & Flip Packages have been sent to all Building 4 owners, and can also be found on the Refurbishment section of the Beaver Run website, as can a range of other great remodel ideas.

Offer of the month! We still have one Queen upholstered headboard for sale. Price is \$250 inclusive of tax and refurb fee, but exclusive of install. We have one only on offer – first come first served! It will be on display in our showroom on HOA weekend if it has not been snapped up.



Please visit our online gallery for a selection of art and featured lamps that we have in stock. You can also view our furniture catalogs online. See our section on the HOA website for this and other Refurbishment information. You can find us here - You must register to access this page. Our furniture vendor websites can be found at <http://www.mountaincomfort.com/> and <http://www.ifurnishco.com/> - and don't forget all orders that run through our department receive the Beaver Run discount – BARGAIN!

Standard spring operating hours remain 7 days a week, 9am to 4pm. As always, we ask you call ahead to schedule an appointment as this guarantees we can be available and prepared for appointments.

Miki, [mjorgenson@beaverrun.com](mailto:mjorgenson@beaverrun.com), 970-453-8768

Rebecca, [rwhitehead@beaverrun.com](mailto:rwhitehead@beaverrun.com), 970-453-8769

Beth, [bconway@beaverrun.com](mailto:bconway@beaverrun.com), 970-453-8794

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

## *Homeowner Relations*

Viva Las Vegas! This Elvis tune has been in my head for months and I can't believe it's already time to gather for the HOA Annual Meeting. I look forward to seeing many owners and having an informational and fun weekend! If you plan to attend and have not sent in your RSVP form, please do so ASAP so we have an accurate count for the meals. If you cannot attend, please send me your Proxy form with your votes for the Board of Directors by March 24, 2017.

Are you planning on visiting this summer? Please submit the Summer Owner Usage form to Reservations ASAP so they can guarantee your reservation. Reservations can be made at a later time but they will be based on a space availability basis.

It's tax season and the BRICA K-1 forms were mailed by our tax accountant, EKS&H, on March 14, 2017. The 1099 tax forms were mailed at the end of January. You can obtain a copy of your December 2016 owner statement on the HOA website and your year to date revenue and expenses are listed in the second column of your December statement.

It's the first day of spring and it's warming up in Breckenridge. The last day for the Beaver Run Superchair is April 16 and the Quicksilver and Peak 8 Super Connect chairlifts will run through April 23, which is the closing day for the Breckenridge Ski Resort. I hope many of you get out and enjoy the spring weather and slopes!

Happy trails,

Sue O'Brien  
Homeowner Relations Manager  
970-453-8774  
Sue@BeaverRun.com

**Next Board of Directors Meeting  
March 30 and 31, 2017  
Annual Meeting  
March 31 to April 1, 2017**

## *New Homeowner Accountant*

Rodney Summo has replaced Michelle Northcutt as HOA Accountant. Rodney started in Beaver Run's Accounting Department in August 2016 processing accounts payable and conference billing. Rodney's office is on the ground floor of Building 4 and he can be reached at (970) 453-8723 or [rsummo@beaverrun.com](mailto:rsummo@beaverrun.com).



## *News from Group Sales and Conference Services*

Spring has sprung and it is beautiful here in Breckenridge! But we need a few more snows as March is supposed to be one of our snowiest months and we need some snow to finish the season, especially with Easter being late this year. Put on your “Best Snow Dance” so we can finish strong. Summer meeting season is just around the corner so please send those leads and we can fill in our summer and fall meeting calendar. Commissions can be headed your way with some last minute leads.

I will miss the Annual Homeowners meeting this year but we will have representation to take those leads or to take any ideas on how to push Beaver Run out in the most positive light! Please bring ideas and leads and let’s keep moving Beaver Run forward!

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

## *Maintenance*

We have submitted the plans to the town for a building permit for the walkway! At this point the start date for this project looks to be April 24, 2017. We are looking forward to breaking ground and getting this project underway.

We have also submitted the Phase 2 landscaping plans to the town for review. We will begin this project as soon as weather permits.

As stated in last month’s newsletter, with the Annual Homeowners Meeting coming up at the end of March, I would like to ask that if you know you are going to have new artwork to hang or other time consuming work for the Maintenance Department during this week, that you contact my Administrative Assistant, Jessica Tyson, to schedule this work. The earlier you can contact us the better as we will still have guests that will need our assistance; and if we can schedule other work early, it will enable us to satisfy everyone’s needs during what is usually a very busy week.

Thanks, and we look forward to seeing you at the Annual Meeting.

Todd M. Harris  
Maintenance Manager  
Beaver Run Resort  
970 453 8739  
[tharris@beaverrun.com](mailto:tharris@beaverrun.com)



## **Spencer's Easter Sunday Brunch**

Sunday, April 16<sup>th</sup>, 2017, 9:00 a.m. to 4:00 p.m.

\$44 per person / kids 5 years to 12 years \$22

### **Action Stations**

#### *Eggs and Omelet Station:*

Choose from ham, bacon, sausage, onions, bell peppers, jalapenos, mushrooms, cheddar, pepper jack, Swiss cheese and salsa.

*Carving Station:* Prime Rib of Beef with au jus and Smoked Ham with Tarragon-Dijon glaze.

*Pasta Station:* Penne and Linguini prepared to order with your choice of tomatoes, peppers, onions, spinach, mushrooms, chicken, ham, chorizo, shrimp with marinara or alfredo.

### **Chilled Buffet**

Fresh fruit, Yogurt and Granola.

Smoked salmon and fish with capers, chopped hard boiled eggs, onions, cream cheese and bagels. With the addition of sushi platters.

Peel and eat Shrimp and Crab legs with cocktail sauce and lemon wedges.

Full Fruit and Salad bar with all the condiments.

### **On the Hot Buffet**

House smoked pork wings with Breckenridge bourbon BBQ sauce and scalloped potatoes. Grilled chicken Saltimbocca with roasted red potatoes, fresh catch with saffron rice, grilled seasonal vegetables.

### **Pastry and Dessert Station**

Breakfast Pastries, Muffins, Sweet Breads, assorted Cakes and Pies.

**Easter Candy for all the kids.**

**Reservations are recommended, call (970) 453-8755.**

A la carte menu will not be available during Brunch hours.

Dinner menu will be available from 5:00 p.m. - 9:30 p.m.

Breakfast and Lunch options available at Coppertop Café and Skywalk Deli, 6



**February 2017 Beaver Run Sales**

Unit Number & Style	Beds	Baths	Sq.Ft.	List Price	Sold Price	Sold Date
4121 (Deluxe Studio)	0	1	507	\$310,000	\$306,000	2/10/17
4108 (One Bedroom)	1	1	755	\$419,000	\$419,500	2/28/17
28290 (Townhome)	2	2	1,127	\$695,000	\$670,000	2/17/17

Real estate inventories throughout Summit County continue to be very low. Expect increases in inventory as the ski season concludes. Historically, increases in ownership costs due to rising interest rates, results in real estate buyer prospects not entering the market, reducing overall demand. Lastly, there are always sellers that have been on the sidelines planning divestiture. Expect increased supply from these sellers taking advantage of the “seller’s market”.

If you have been considering selling your Beaver Run residence, now is an excellent time to take advantage of the “seller’s market”.

**Breckenridge Real Estate By The Numbers**

Type	Jan & Feb 2016 Average Sale Price	Jan & Feb 2017 Average Sale Price	% Increase
Single Family Homes	\$960,905	\$1,454,663	51%
Condominiums	\$422,583	\$606,135	43%
Homesites	\$353,500	\$568,050	61%

Tom, Carol, Lisa, Marisa, Jared and I look forward to seeing you all at the Beaver Run annual HOA meeting.

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 – 9 Years

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