



SKYLAND CHRONICLE

Skyland Community Association



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Summer 2025

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Special points of interest:

- *Theresa Henry is the new Design Review Manager*
- *The annual meeting and picnic will be held on Sunday, July 6th*
- *The River Watch Committee (RWC) was formed to promote beaver awareness*

President's Message

Dear Skyland Homeowners,

Spring is finally here in Crested Butte. The snow is melting quickly, the white of winter is beginning to turn to green. I am excited for a great summer season in the Gunnison Valley.

I would like to introduce myself as the new President of the Skyland Homeowners Association. My name is Steve Gibbs and I've been a permanent resident in Crested Butte for 10 years and have served on the Skyland Homeowners Association board for the last 2 years. I am taking over for Carol Ann May as president, who leaves me with very large shoes to fill after 9 years on the Skyland HOA board. She will be missed and I want to personally thank her for her dedication, leadership and friendship.



When you visit Lake Grant this summer you will notice some changes. A new access to the lake has been established to allow easier entry to the lake. It is right in the middle of the rock beach and boat storage. There will be no boats, canoes or paddle boards allowed to be stored in this area. We appreciate your cooperation and look forward to seeing how this new amenity enhances Lake Grant.

On the building front, we have 11 homes currently under construction in the Skyland area. We also have 2 homes about to break ground with 4 more approved to start. There are additionally, 2 homes in the design review phase.

A reminder to all to conserve water again this summer. We had a less than stellar year and the snow melt is happening very fast. Your efforts to reduce your water usage is appreciated. Also please know that all wood burning fire pits and fireworks are not allowed in Skyland.

As we move to summer and there are many more vehicles on our roads,

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Manager's Corner



By Mike Billingsley

Skyland and Crested Butte are in the process of melting and drying out. The river flows are picking up and significant snow is still remaining on the peaks surrounding us. Staff has been busy preparing Skyland for another beautiful Crested Butte summer. Skyland staff includes myself, Nola, Grant, Doug, and Theresa who all work diligently to keep the community running smoothly and looking great, if you see us out and about feel free to stop and say hello.

Design Review Manager

Skyland has a new Design Review Manager. The new Manager, Theresa Henry stepped into the role last year and is doing a great job coordinating and overseeing the design review and construction process from beginning to end. Theresa works with the Design Review Committee, homeowners, architects and contractors.

Theresa has lived and worked in Crested Butte for several years including roles with the Performing Arts Center and the Town of Mt. Crested Butte. In addition to helping Skyland, Theresa is also the Design Review Manager for Crested Butte South.

For all Skyland Design questions and submittals please contact Theresa Henry at her email DRCManager@skylandco.com or phone (970) 331-2520.

Water Supply

The 2024/25 season was below average for snowpack. Depending on the Spring and Summer precipitation we may find ourselves in drought conditions this summer. Please be prepared for the potential implementation of water conservation efforts including curtailment of irrigation.

Path Work

The Divine Trail located at the end of Country Club Drive accessing the Upper Loop will be receiving additional work this year. A trails crew will be working to improve the safety of the trail.

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*Water Conservation
will be important
this summer!*



President's Message, cont.

Continued from page 1

please remember to carefully drive the posted speed limit throughout the Skyland Community. We all share the roads and pathways with other people, pets and bikes. Let's all be safe, aware and have a great summer season.

Lastly, I want to thank Mike, Nola, Grant, Doug and the rest of the staff for all of the work they do for the Skyland Community Association, the Skyland Metropolitan District, and East River Regional Sanitation District. When you see these people out in our community, please let them know we appreciate all of the work they do on our behalf.

My best to all of you this year.

Steve Gibbs
President, Skyland Community Association



Manager's Corner, cont.

Continued from page 2

The Skyland Metropolitan District will be repaving two sections of bike path this year. The paths in the project include the section through Club Cottages along Skyland Drive and the section along Country Club Drive from the intersection of Skyland Drive to the playground.

Lake Grant

The Boat Lay Down Area is a very popular place and has become overcrowded with boats being stored year-round. A new area has been created to allow access to the Lake without having to navigate through boats. This new area will remain clear with no boat storage allowed. The other existing areas will remain available for storage of boats.

Around the Neighborhood

Please be responsible pet owners and keep your dogs under voice or leash control at all times. Dogs are not allowed to wander. When out walking your dogs, please be a good neighbor and always pick up after them. There are several dog stations along the paths in Skyland to help with the clean-up!

Bears and other wildlife are always active in the Skyland area. Help keep bears wild and be responsible about trash and bird feeders.



*"Let's all be safe,
aware and have a
great summer
season"*
-Steve Gibbs
HOA President



Slate River Beaver Management Plan Development



For decades the East River Regional Sanitation District and Skyland Metropolitan District Boards (SMD/ERRSD), have been trapping and removing beavers from the Slate River. Once this practice became publicly known, several interested property owners joined together to form the River Watch Committee (RWC).

Following several meetings with SMD/ERRSD, the districts agreed with the RWC not to trap and kill any beavers along Slate River during calendar year 2024, while all interested parties developed a Beaver Management Plan to guide future decisions. The RWC would like the districts to again agree not to trap and remove beavers from the Slate River in 2025, and those discussions are ongoing. The RWC and the districts are in agreement that beavers on Slate River that cause real and imminent threat to the inundation of the water and sewer infrastructure present a situation that has to be dealt with. Issues also arose last summer with a lone beaver making its way up to Grant Lake and taking down several aspen trees. All parties want to avoid a repeat of that occurrence. As spring comes on, and the river flows come up, and beaver activities are tracked, we all will know precisely what we are dealing with. There are proven, effective mitigation measures we can all take, to make beaver eradication a last resort!

River Watch
Committee (RWC)
information



The RWC and the representatives from the districts hope to have a meeting in May to continue our discussions. For more information about the River Watch Committee and the drafting of a Beaver Management Plan, feel free to contact Steve Moore [303-579-7607], Suzanne Pierson [303-818-1890], or Randy Swift [970-209-5570]. Steve is at stevecb0908@gmail.com, Suzanne is at suzpiersoncb@gmail.com, and Randy is at randyswift55@gmail.com. International Beaver Day was April 7, 2025. For an in-depth look at the important roles played by beavers in protecting the natural environment, there is a wealth of information found at www.beaverinstitute.org



With the start of summer many animals begin to appear, especially bears. Please use only bear-proof containers when putting your trash out. Also remember to set your trash out after 7:00am on your scheduled day of collection.

Water Conservation

Drought conditions for this summer are a possibility.

With the average snowpack being quite low this past winter, the District Board would like to remind you that it could be a lean water year. **Please pay close attention to your irrigation system to ensure that it is properly adjusted and there are no leaks or breaks.**

The watering schedule is based on your physical address. The day you water is based on the last digit of your address.

- ◇ Homes with **even-numbered addresses** will water on **even numbered dates**.
- ◇ Homes with **odd-numbered addresses** will water on **odd numbered dates**.
- ◇ Watering is allowed between the hours of **5:00 am to 10:00 am** or **5:00 pm to 10:00 pm** only

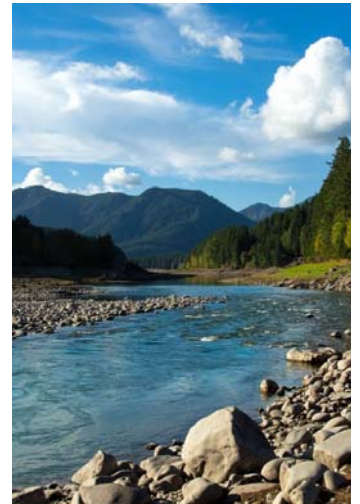
Following these irrigation hours is the most efficient means of delivering water to your landscaping and helps conserve water. The District has made significant upgrades to the water supply system over the years but conservation of this resource is the biggest factor to maintaining an adequate water supply throughout the summer.

As the District Board monitors possible drought conditions, the Board may implement the following additional conservation options;

- ◆ Adjust or curtail the outdoor watering schedule as needed.
- ◆ Continue working with the Golf Course to maintain adequate water levels in Grant Lake.

The Board would prefer to avoid implementing overage penalties or rate increases as a method to discourage increased water consumption in favor of working with the District customers to promote the voluntary reduction of water consumption. Please stay in touch with our office and our website for current information.

Please check our website www.skylandonline.com for the most up to date conditions and water regulations.



“The watering schedule is based on your physical address. The day you water is based on the last digit of your address.”



Meeting Schedules

Community Association Meetings

The Skyland Community Association Board meets about four (4) to six (6) times per year. The meetings are held at the Skyland Lodge, Suite 112A.

District Meetings

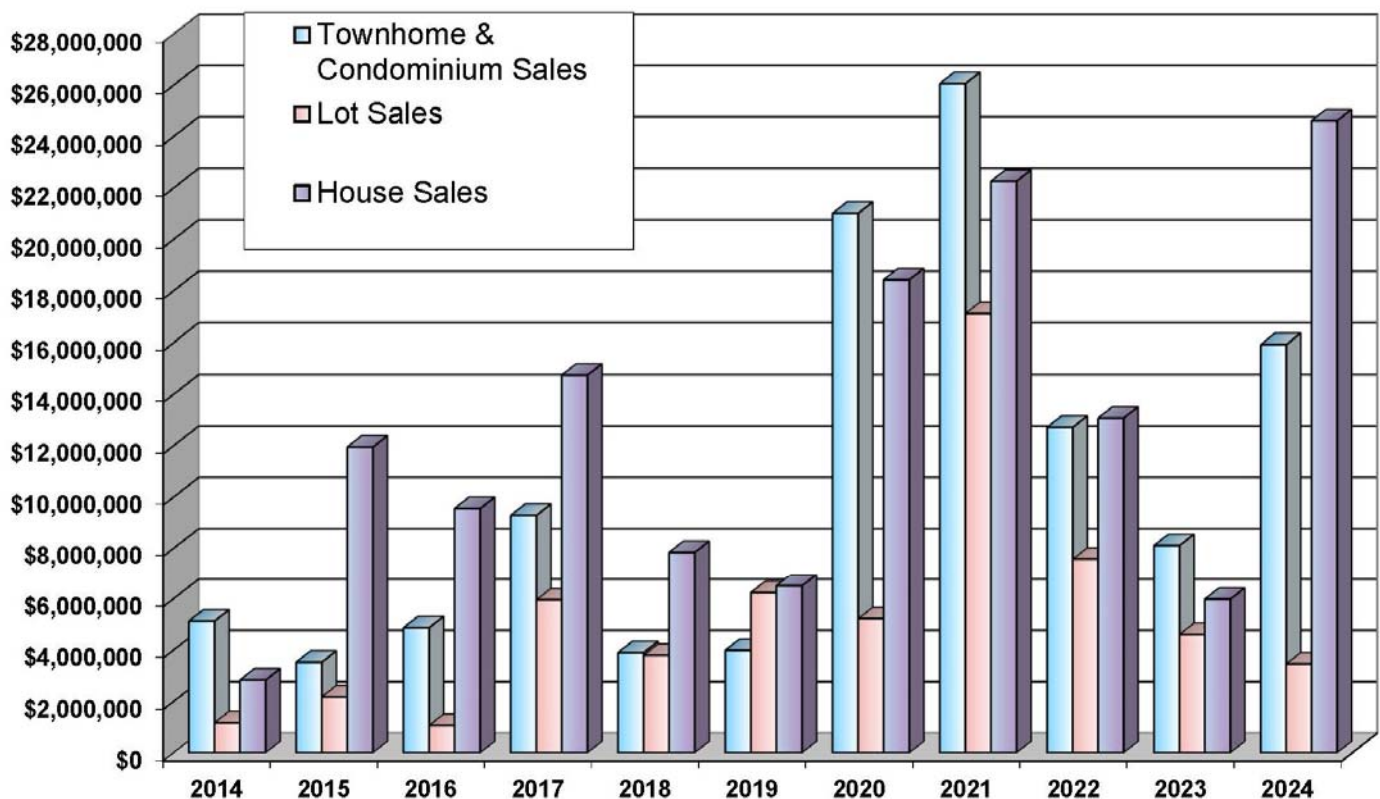
The Skyland Metropolitan and East River Regional Sanitation Districts normally meet the third Wednesday of each month. The start time is 4:00pm and the meetings are also held at the Skyland Lodge, Suite 112A.

Design Review Meetings

The Skyland Design Review Committee usually meets one (1) time per month, however, the date changes monthly. Contact Theresa Henry, Design Review Manager at (970) 331-2520 or drcmanager@skylandco.com for meeting dates and times. The Design Review also meets in the Skyland Lodge, Suite 112A.



Skyland Real Estate Sales 2014 to 2024



These figures have been compiled by Coldwell Banker Mountain Properties and the Skyland Community Association.
Information contained herein deemed reliable but not guaranteed.

Spraying for Noxious Weeds

The Skyland Metropolitan District continues to spray for noxious weeds every summer. Our weed spraying program has been in effect for several years and has been very successful. Unfortunately, the weeds continue to grow and we continue to spray common and open space areas as needed.

Once again, we are offering to “spot spray” the noxious weeds (chamomile daisies and yellow toadflax) on your property. Please contact the office at (970) 349-7411 to get on the spraying schedule. The cost of spraying is currently \$25.00 per hour plus the cost of the herbicide.



Lake Grant

The Lake Grant Pavilion is an absolutely wonderful place in the summer for an impromptu picnic or a planned family get-together. The pavilion is available for use by any association member.

Availability may be checked at any time by simply going to the Skyland Community Association website at www.skylandonline.com and clicking on “Community Calendar” or by calling the office at (970) 349-7411. If you wish to reserve the pavilion, the Pavilion Use Permit Form can be found on the website under Forms & Documents in the Skyland Community Association section. We are also more than happy to fax, email or mail the form at your request.

Please keep in mind that in order to reserve the pavilion your Skyland Community Association account must be in good standing and a non-refundable use fee of \$100.00 is required in the form of cash or check. We ask that you take all trash with you so as not to encourage bears or other animals. Please be respectful of the surrounding homes and plan to end your gathering no later than 1/2 hour after dark. A complete copy of the Lake Grant Pavilion Exclusive Use Policy is included with the Permit Form.



Parking Permits and Boat Stickers

In an effort to curb illegal parking and access to Skyland property owner amenities, the Skyland Community Association (SCA) has continued to maintain a vehicle permit and boat sticker program. We know that these permits and stickers have helped the staff enforce parking and use of owner amenities.

The Association has updated the old parking stickers to placards that hang from your rear view mirror. These placards can be used in any of your vehicles. The old stickers are still good for as long as you have your vehicle or until you have to replace the windshield.

Please Note:

Only two (2) parking placards will be issued to each household. Temporary parking passes are available at the Association office for your guests and long-term renters

Skyland Community Association

350 Country Club Dr., Suite 112A

Crested Butte, CO 81224

Phone: (970) 349-7411

Fax: (970) 349-5054

We realize that owner information changes often and we like to keep the information we have on file for each owner as up to date as possible. This information is important to us so we can manage the association more efficiently and contact you if the need arises.

Lot/Unit Number

or Address:

Name and

Mailing Address:

Crested Butte Information:

Home Phone:

Work Phone:

Fax:

E-mail Address:

Out of Town Information:

Home Phone:

Work Phone:

Fax:

E-mail Address:

Skyland Property Management Information:

Company/Individual Name:

Address:

Contact Name:

Contact Phone:

Thank you for your assistance in this matter.

Sincerely,

Skyland Community Association Management

****PLEASE MAIL OR DROP OFF COMPLETED FORM TO THE ADDRESS ABOVE.****

SKYLAND COMMUNITY
ASSOCIATION

Your Community News Source



350 Country Club Dr., Ste. 112A

Crested Butte, CO 81224

Phone: (970) 349-7411

Fax: (970) 349-5054

VISIT US ON THE WEB!

WWW.SKYLANDONLINE.COM

Skyland Community Association

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Steve Gibbs ☒

Carol Ann May

William (Bill) Leer

Thomas Heine

Melissa Belkin

Mike Billingsley, Manager

☒ President



Design Review Committee

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Sam Lumb

Roger Cesario

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Theresa Henry, DRC Manager

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Doug Conant, Maintenance Technician

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