

# Escape

a chronicle of the christie lodge owners association

## *We've Come a Long Way, Baby!* *Looking back on 20 Years of Progress*

The early days of the Christie Lodge were trying indeed. Exact details of them would fill a sizable volume, so we begin this story with the rebirth of the struggling lodge circa 1987.

In need of a major renovation and having severe financial woes, the Lodge seemed on the brink of failure. About this time, the Board discovered that questionable financial activities were going on, and it was decided that removal of the management company was in the best interest of the Lodge.

The Condominium Documents require the Association to hire a management company to run things. This is a technique favored by home owners associations to insure professional and impartial management of their facilities. In need of a new management company, the Board noticed that the manager of the renovation in progress, Lynn Weas, was skilled and experienced in property management, finance, real estate development, and other applicable disciplines. Lynn was also president of Resort Advisory Group.

After careful consideration, the Board asked him to take over management of the Lodge. He said, "Yes," and as in Greek legend, the proverbial Phoenix began its rise from the ashes. Lynn is still serving today as our Managing Director.

One of his early trials gives a good example of his belief in the Lodge, and his dedication to it. When the first payroll came along during his regime, there wasn't enough money to write the checks! He personally endorsed a note made at the local bank and everyone got paid. By then the money was



*The Christie Lodge in 2004. We decided to not grace the cover with pictures of the old version - turn the page and contrast the differences!*

under a little more control and was coming in - so the end results were fine, with the loan being paid off and the Lodge on its way back to fiscal soundness.

Just before the management changeover, Lisa Siegert-Free had journeyed from rural Illinois to work in the Trail Ridge Store atop Rocky Mountain National Park selling Indian jewelry. She soon took a position at the Christie and helped the Board oust the rogue managers. Today she is our General Manager and is now the employee with the longest tenure! In July of 2004 she will have 20 years in with the Christie Lodge.

By this time the cedar siding was beginning to look worn, and a daring decision was made to completely wrap

the building in steel siding. That's what you see today, and it is still holding up in a marvelous way. It gets a steam cleaning every spring and will retain its new look virtually forever. Please don't do this, but if you peeled back the steel, you'd find the cedar planks!

By using sound management principles, honest fiscal responsibility and a lot of common sense, the Lodge slowly developed into one of the most significant turn-arounds in the timeshare industry.

Visitors who haven't been here in a while will not recognize the Lodge today - inside or out. Without any major structural changes, the place has had so many changes for the better that we can only list a few here.

*(see 'Long Way Baby' on next page)*

**Summer '04**



*The original cedar siding aged quickly and was a maintenance headache.*

We have always been very proud of the atrium decor. Many of our plants are now 20 years old and still very healthy. The furniture has continuously been replaced and now has a very warm, mountain look. We have repainted the stair rails a countless number of times using the best paint available, but each year the guests' skis give them a good beating. Our toasty-warm infrared gas heaters have been replaced with more modern throughout the common areas. In the very early days, smudge pots like those used by highway crews were used as heat in the atriums and a foul odor of kerosene permeated the space.

As for the units, we strive for a renovation about every six to seven years and have met that goal consistently. The present one has to be the best yet. Even we ask ourselves, "Why did it take us 20 years to come up with some of these ideas?" An example is the opening of the bedroom - what a

wonderful change that is loved by most everyone.

Given the limitations we have on space, thanks to outside interior design consultation we are now utilizing the space in an amazing way and include amenities not thought possible before, like full-size sink and dishwasher.

We have DVD players, irons & ironing boards, bedroom TVs, many-channel cable system, rental movies, hair dryers, new art, no ugly full-sized wall mirrors trying to give the illusion of a larger unit, nice kitchen tables, great bathroom fixtures, new furniture . . . the list goes on!

The structure itself has benefitted from the vision of our Director of Operations, Bruce McDaniel. The grounds are healthy and virtually alive with flowers and trees. The parking structure has been brought up to current safety standards and several 20-year-old weak areas were strengthened. The unit maintenance is second to none. Look for even more improvements in the *Projects Never End* article in this issue.

None of this would have been possible without an absolute commitment to fiscal integrity and sound management practices. Sharing the burden with Lynn are Lisa Siegert Free, General Manager and Shirley Byrne, Assistant G.M., who depend greatly on all the other management personnel and each employee in each department. Every employee contributes to the success of our Lodge.

This team remains in place today and serves as an excellent guardian in the value of your ownership. Their commitment to the future of the Christie has been proven time and time again and will remain so for years to come.

In 20 years from now, we all hope we can look back to this era and say, "*We've come a long way, Baby!*"



*Note the scarcity of buildings surrounding the Lodge. You might be able to recognize (clockwise from left of the Lodge): Buck Creek Plaza, the Annex, Benchmark Shopping Center, Boat Building, Lodge at Avon and 1ST-Bank. That's I-70 running below the Lodge, and the top of the picture is pointing south. Notice the desolation and lack of cars on I-70!*



# Avon Growing by Leaps and Bounds

If you haven't been to Avon in awhile, then you're in for a big surprise. The growth has been phenomenal and continues to surprise everyone.

Just to our east is a prime example. Old-timers will remember a STOL (Short Take Off and Landing) airport there in the 70s. Today it is covered by major retail development! And, on the north side of I-70, you will notice a large development of rental apartments.

These two projects alone have necessitated two new exits off of I-70 between the Avon and Minturn exits. Another exit



*There are few big-city attractions that do not now exist in humble Avon!*

is rumored to be in the works between Edwards and Gypsum, for better airport access.

Things are also hopping on the other end of town. The retail growth at the Edwards exit area is booming - we now have a bowling alley, theaters, restaurants, shops . . . you name it and we got it.

On your next visit, keep this in mind as the growth has brought more traffic and people to our fair town. Especially important are the construction areas where heavy machinery crawls all over the road.

If you go on a walking tour, you'll see that at least one of the major providers of staples, the retail giant whose name begins with a "W", has moved. You can still walk over there, if you don't mind walking about a mile and a half one way! Beaver Creek Boulevard, which runs by the Lodge's front door, has been extended and 1.5 miles east you'll find the "W" place as well as a major home improvement store and may other things yet to come.

Growth is inevitable and we believe it is healthy to your Christie Lodge ownership. The Avon city planners are doing a great job of fostering growth while maintaining our mountain village way of life. Come visit us soon and see for yourself!

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## Annual Meeting to Be Held at the Lodge . . .

The 2004 Christie Lodge Owners Association's Annual Meeting is scheduled on October 9, 2004 here at the Christie Lodge. Presentations from Lodge management will advise you on the current state of affairs and showcase the ongoing improvements that have been made to the Lodge.

Owners will have the opportunity to ask questions and make comments to the management. Owners present will elect two owners to become members of the CLOA Board of Directors.

Owners interested in serving on the Board should submit a resume to the CLOA Executive Office, P. O. Box 1196, Avon, CO 81620-1196. All resumes must be submitted and received by July 31, 2004.

Board member services include attending about 4 meetings per year, usually in Denver or Avon. There is no remuneration for Board services, but travel, meals and lodging expenses are reimbursed for attendance to Board meetings. Board members must review periodic financial information and be available for input on other interim issues.

Officers of the Board invest additional time. Board members are limited to two consecutive terms. No more than three members can be from any one state.

More detailed information will be included in the Official Notice and Agenda to be sent to all owners.

## THE CHRISTIE LODGE OWNERS ASSOCIATION

### BOARD OF DIRECTORS

<b>J. Raymond David (Pres.)</b>	P.O. Box 278	Pilot Point, TX 76258	940-686-7052	jrdavidsr@aol.com
<b>Ed Brown</b>	3120 S. Toldt Parkway	West Allis, WI 53227	414-327-2538	eddiesbrown@aol.com
<b>Thomas A. Napoli</b>	21306 Lochmere Lane	Katy, TX 77450	281-578-5136	napoli_cl2002@yahoo.com
<b>Kristen Nostrand</b>	109 Beacon ST., #3	Boston, MA 02116	781-849-4309	nostrand.km@pg.com
<b>John M. Perkins</b>	P.O. Box 2007	Avon, CO 81620	970-949-9322	
<b>Jonasue Phillips</b>	3559 St. Francis Village Rd.	Crowley, TX 76036	817-292-9466	
<b>Lee Skinner</b>	574 Ridge Avenue	Elk Grove Village, IL 60007	847-439-4078	lskinner@flash.net

# Projects Never End In the Engineering Department

In an effort to offer our owners and guests the highest quality vacation experience the Christie Lodge has a list of Priority Projects. Some of the changes that you all will be noticing are:

- All entrance doors to the lodge will become glass doors that will lock down at night from 11:00 p.m. to 6:00 a.m. Our guests can enter the Lodge at any entrance door with their room keys. These new doors also look great.
- We're installing 16 new security cameras throughout the Lodge giving us a system of about 48 cameras. We're upgrading the quality of our security cameras (digital, infrared, etc.) giving us clearer images and the ability to view dark areas.
- Soon we'll be remodeling our front desk area in the main lobby adding more check-in stations. The best news is that we'll be able to spend about one-fifth the amount of money for this project by using our in-house staff instead of contractors, and utilizing the leftover granite that the supplier didn't want back after renovation.
- We're installing a new granite counter top at the bar

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## ... and we respect the ecosystem

One of the many attractions that the Christie Lodge has to offer our guests for their wonderful mountain vacation is a fireplace in each unit. Warming up next to a cozy fire greatly enriches the mountain vacation experience. To maintain this experience while protecting the fragile environment, we are now offering a Clean Burn Fire Log in each unit.

The Clean Burn Fire Log reduces particulate matter and carbon monoxide by 78% and reduces polycyclic aromatic hydrocarbons (soot buildup in the chimney) by 92%. A welcome side effect is the fact that they burn twice as long (3 hours) as the old bundle of firewood. Another advantage is the ease of starting the fire, so there is much less hassle for you! We'll have plenty of these logs in stock during those upcoming cold winter nights.



**Rez Hotline:  
1-888-325-6343**

fax: (970) 845-4535  
email: [reservations@christielodge.com](mailto:reservations@christielodge.com)

section of the Beaver Creek Room, upgrading the quality of our conference rooms

- We're building an all-season Gazebo at the BBQ area of the outdoor pool for our owners & guest.
- We're remodeling and modernizing the Sauna room.

In addition to these major projects, we also will be:

- Inspecting fire lines for leaks
- Rebuilding 33 unit decks
- Installing hanging baskets, planters & flower beds
- Seal coating asphalt parking lots
- Painting exterior stucco
- Repairing concrete structures
- Replacing ceiling tiles as needed
- Replacing heaters under buildings
- Remodeling storage areas with free shelving received from the City Market renovation

We have countless other projects constantly going on, including the daily operations of the Lodge. Thanks to our great engineering and grounds staff for helping us accomplish our many goals.

## \$\$\$ Incentives Offered ...

We are very fortunate to have a great group of owners (you!) that regularly pay maintenance fees when due. This keeps the Association healthy and allows us to constantly make improvements to ensure your ownership in the Christie Lodge is one of which you can be proud and cherish.

One of our ways of saying, "Thank You!" to those prompt payers is by drawing random names from this group and awarding 3 owners free exchange weeks with RCI or I.I. We pick up the exchange company fee and you get a free week - that's all there is to it! Pay by the due date and you're in the drawing. We do this every billing period, two times per year.

The lucky winners of free exchange weeks this period are:

**Nicolas & Bonnie Phillips  
Old Mystic, Connecticut**

**Chalmer Wilkins  
Park Ridge, Illinois**

**Rick Shelton  
Pueblo, Colorado**

***The legal article on the next page is GOOD STUFF.  
Please read it - we made the type small because of  
space limitations, but it is IMPORTANT!***

We hope you are enjoying the information and convenience of our new Christie Lodge website,  
[www.christielodge.com](http://www.christielodge.com)



Over the past six months we have been testing online services with the capability to manage your account on line. These features included;

- Check account balance
- Pay maintenance fees
- View available use time
- Check reservation status
- Book reservations
- Update your email
- Change password (24 hr update)

Over the test period we have received excellent feedback from those of you already using the site, and appreciate your suggestions and input. As of June 30, 2004 the "My Account" section of our website will be removed for further development.

Protecting your identity is extremely important to us. The Christie Lodge will no longer provide login information on owner statements. For assistance with login or passwords please refer to the online instructions.

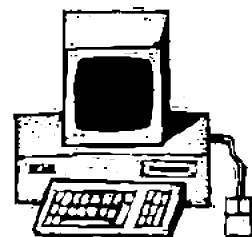
For those of you who participated in our Club Navigo bonus week drawing by testing the site to pay your dues and make reservations online we thank you. Our lucky winner was;

We are striving to continue to develop accessibility features and ease of navigation throughout the site, and appreciate your continued suggestions and input.

Please continue to contact our webmaster with any suggestions or feedback you may have

[webmaster@christielodge.com](mailto:webmaster@christielodge.com).

**G.C. Gibson  
Ferriday, LA**



## Important Legal Issue - Get Your Magnifying Glasses and Please READ!

Your timeshare interest in the Christie Lodge is more than your annual vacation destination. It is also an interest in real property. As real estate and an asset that is part of your estate, you need to plan for its disposition at the time of your death. Without some planning you may not be able to pass your interest to the person or persons you desire to own it, and you may well incur unnecessary costs and expensive delays in estate proceedings.

There are three common ways in which owners take title to real estate such as a Timeshare Interest: solely, in one owner's name alone; as joint tenants (usually as husband and wife) with rights of survivorship; or as tenants in common where each owner is considered to own a completely separate interest in the property. The deed on the Timeshare Interest will contain the words "joint tenants" if that is how the owners actually took title.

If you own your Timeshare Interest in joint tenancy with a spouse or child, an estate proceeding in Colorado is not required and the title passes automatically upon death to the

other joint tenant. This is the result that owners such as husbands and wives normally expect. Unfortunately, the original developer of the Christie Lodge conveyed property to most husband and wife purchases as tenants in common. (All current sales are made to joint tenants unless the purchaser otherwise requests.)

The result is that on the death of one tenant in common, the separate interest of the deceased in the Timeshare Interest goes to the deceased's estate. Thereafter, the property can only be dealt with by the deceased's executor or personal representative through a Colorado probate proceeding. The situation can be complex for Colorado residents but it is even more complicated for those owners who live outside of Colorado. Not only might proper administration of the Timeshare Interest include a probate in your resident state, but also an "ancillary" probate proceeding in Colorado.

The cost and complexity of one or more probate proceedings to deal with a deceased owner's Timeshare Interest can be avoided if husband and wife owners convert their

tenancy-in-common interests to joint-tenancy interests. The conversion simply requires executing and recording a deed from a husband and wife, as tenants-in-common, to a husband and wife, as joint tenants, in a form that the Lodge staff can provide to owners who want to make the change.

Unfortunately, the Association does not have a copy of your original deed, which will need to be provided by you. The recording fee is \$6 for the first page \$5 for additional pages. If the co-owners are not spouses, converting from tenants in common to joint tenants may have gift tax consequences that require you to consult with your own lawyer.

A little planning can save you time and costs (including some rather substantial attorney's fees) if estate proceedings are later required. It is in your best interest to have title to your Timeshare Interest pass upon death to one of the owners free of probate.

If you have any questions about this subject, please contact Owner Accounts at 1-800-551-4326.

## Getting to Know Us . . .

Coming to us from Las Vegas, Nevada, Robert Seuferer brought with him a lifetime of skills thanks in part to his involvement with his father's construction company in the Long Beach, California, area. His dad put him to work at age 7 in a cabinet shop and he hasn't slowed down yet!

Robert hired on as our Assistant Chief Engineer and when the top spot became available, he was a natural.

In addition to doing all aspects of construction, he learned the water distribution business and was a licensed well driller in Las Vegas.

Robert and his wife of 10 years, Megan, have a lovely 8-year-old daughter named Hannah. One of the family's motivations for moving to Avon was to raise Hannah in a non-Vegas environment, and Avon fits the bill perfectly for them with its many amenities.

While Hannah has taken to the slopes, Robert stays below and makes martial arts his main hobby. He presently has a black belt in Tae Kwon Do and by the time you are reading this he should have another black belt, this one in Ju-Jitsu.



*Chief Engineer Robert Seuferer*

The current spectacular condition of the Lodge is very much due to the tremendous efforts of Robert and his excellent leadership skills that his crew enjoys. Give him a shout during your next visit and you'll know why we're proud to have him.

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## Reservations Agent Facts . . .

When a Reservations Agent answers your call, you will be speaking with a highly trained, knowledgeable person who serves many functions. Arranging stays for owners is a high priority, but our agents also wear the hats of salespeople, concierge agent, exchange company coordinator, facilitator for central booking agencies like Expedia, and general problem solvers.

Keeping track of all this and more, plus the ability to change focus at a second's notice, requires a great deal of intelligence, patience,

charismatic sales skills, a strong sense of teamwork and most importantly, a sense of humor!

During high season an agent may field as many as 70 calls per day. Added to the calls are requests received from faxes, emails, central booking agencies, and even the Vail chamber of commerce. There's never a shortage of work here!

Many owners are utilizing the web site to book online, but many others still prefer an old-fashioned friendly voice on the phone, which our agents gladly provide.

When an agent has completed our 90-day training program, they are ready to answer most of your questions. They are knowledgeable about the Lodge's timeshare system, reservations restrictions and owner benefits.

The agents have quick access to your reservation history so they get a good understanding of your vacation habits, preferences and needs.

Our goal is to provide five-star service to everyone who calls and remind you of your unique importance.



P.O. Box 1196  
0047 East Beaver Creek Blvd.  
Avon, Colorado 81620