



December 2017 BUGLE

Newsletter of the Blue Lake Owners' Association

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NO STREET PARKING

November 1- May 1

There is no parking on our streets during the winter regardless of snow accumulations. The sheriff's department may ticket vehicles that violate this rule. If you need some leniency while hosting a party, please contact them directly on their non-emergency line. 970-479-2200. **Parking on lawns is never permitted.**

Overall Dues Held Steady for 2018

Although trash service prices will increase in January, the association has adjusted our budget to hold total dues as they are.

Please look at your statement closely. If you have a "balance forward," it's likely for gate cards, boat registrations, or fines. If you rely on automatic payment each month, please pay the balance of these items by check. The authorization form you signed doesn't allow us to take payments from your account for incidentals. Call if you have any questions.



Trash Service Reminder

Because Christmas and New Year's fall on Mondays this year, our trash service will be delayed until Tuesday on those weeks.

Effect of the Lack of Snow and Cold

Please be aware that bears have not yet hibernated. They and the large deer population are around and hungry. Please keep trash contained and protect trees and shrubs. Unless we get some snow or rain soon, you may need to hand water newer plantings to help them make it through winter. Don't forget to disconnect your hoses!



Remodeling for Resale or Your Own Enjoyment

Some of the homes in Blue Lake are approaching 35 years in age and may be in need of updating. There's lots to consider when making large investments in your home. The National Association of Realtors (NAR) and National Association of Remodeling Industry recently released a report about what remodel projects maximize a home's purchase price and offer the best return on investment when a homeowner sells their home.

According to this report, interior projects with the greatest cost recovery include refinishing hardwood floors (100%) and installing new hardwood floors (91%), while a complete kitchen renovation, new master suite, bathroom renovation, and basement conversion to living area fell in the 50% - 65% range. Realtors believe a complete kitchen renovation, kitchen upgrade and bathroom renovation add more value for resale and appeal most to buyers. Exterior upgrades found to have substantial cost recovery are new roofing (109%) and a new garage door (87%). Realtors also agree that these projects appeal most to buyers and are more likely to add value. Check out the full report at:



<https://www.nar.realtor/research-and-statistics/research-reports/remodeling-impact>

Of course there are many factors to consider when determining what your remodel should entail. We have to consider the price point, competition, and the increased cost of labor and materials here in the Roaring Fork Valley. Remember that in Blue Lake our covenants require Design Control Committee approval for exterior additions or alterations.