

Villas/Cabin Facts

Total number of units in the Villa association: 93

Total number of units that were just renovated: 3

(Two two-bedroom villas (duplex) have been renovated along with one two-bedroom log cabin)

Total number of units remaining for renovation: 90

Year Log Cabins and Villas were created:

1982: Villas 1-2

1984: Villas 3-10

1985: Villas 11-18

1986? Villas 19-45

1987? Villas 46-56

1989: Log Cabins 201-214

1990: Log Cabins 221-222, 227-230

1991: Log Cabins 219-220

1992: Log Cabins 223-224

1993: Log Cabins 215, 225-226

1994: Log Cabins 216-218, 231, 233-234

1995: Log Cabins 232, 235-237

* There are a total of 10 units at Christmas Mountain Village that will be ADA compliant, 5 of which will be Villas.

Frequently Asked Questions

What is the scope of renovations taking place?

The renovation scope of work and costs are still being defined and calculated.

When will the renovations begin?

The ownership must first vote on Board approved options which are still being defined.

How long will the renovation process last?

We are aiming to complete 25% of the renovations per year over the next four years, beginning once the renovations are approved. This will be accomplished by only working on renovations during the months of lowest occupancy, as shown above. Please keep in mind that many factors could also influence the duration of this project such as finances, occupancy levels, and the minimizing of interference to guests and operations. However, we anticipate that four years should be all that is needed in order to complete the renovations.

Are there any code and compliant or life safety issues?

Due to the age of the units, there have been many important code and life safety issues addressed.

During the renovation of the model units, such issues that needed to be taken care of ranged from slight mold and mildew, electrical concerns, smoke and monoxide detectors, squirrel infestation, and railings that do not meet current code. Also, any ADA compliance issues will meet the current required codes upon completion of the renovation.

How will you address ADA needs?

Doing a renovation of this size we are required to meet current ADA standards. By law, we must have at least 10 units that meet ADA requirements for the resort. We had ADCI make blueprints to meet our ADA requirement for your association.

How will my stay be affected?

We will try to minimize any inconveniences during your stay. As we plan a renovation of this size there will be some impacts, but we are trying to complete the renovations in sections to keep the noise and scope of the project in controllable areas.

How can I get a remodel unit to stay in during my vacation experience?

Renovated units are subject to availability with no guarantee until all units are complete. You may request a renovated unit at the time of your reservation, but we cannot guarantee a specific unit number until check-in.

How much is the assessment fee going to be?

The final cost is still a variable pending board approval based on total dollars to be allocated, the length of time for funds to be raised, and other factors. No cost has been determined and won't be determined until a final decision is made on the renovation.

Would our reserve dollars be able to cover the cost of the renovations?

Reserves are for the upkeep above and beyond regular maintenance at the resort. And while the reserves have replaced many items over the years, the scope of these renovations requires additional funding in order to complete.

How often will there be assessments?

Additional assessments are not in the plans as long as maintenance fees continue to cover the yearly operations and no unanticipated event happens.

What happened to the hot tubs and wood burning fireplaces?

The hot tubs are difficult to maintain and the cost and look does not meet our current needs. As we review the renovations you and the board will decide if this is a cost that we feel is a necessity. The wood burning fireplaces are logistical issues for maintenance and housekeeping. The heavy traffic of logs and ashes make for much wear and tear on our units. We have many guest that are unaware that the flue needs to be on the opened position and/or when their done they do not shut it, then that leads to costly utilities.

Do I have to pay the same assessment if I am a Cabin and/or Villa owner?

Yes. This is per your owner document for your association ownership.