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Godin
Family**

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AGENT
A professional that is legally licensed to buy and sell property for their clients.



CONTINGENCY
A condition that must be met in order for a real estate contract to be finalized.



DOWN PAYMENT
The amount of money that a buyer must pay upfront as part of a real estate transaction.



ICE DAM
Ice dam formation on the roof edge caused by the thawing and re-freezing of snow on the overhang.



JOINT TENANCY
A legal term for when two or more people own equal shares of the same piece of property.



LISTING PRICE
A list price is the price of a home for sale set by the seller and listing agent.



WALK-THROUGH
The final inspection of a home by a buyer before finalizing a deal to purchase the home.



YIELD
The interest or return earned by an investor stated as a percentage of the amount invested.



ZONING
Designated areas to enforce architectural design regulations within the specific area.

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CONTRIBUTORS AT LARGE The Residents of Singletree

NOTE: When community events take place, photographers may be present to take photos for that event, and they may be used in the publication.

A resident of the neighborhood since 1995, Happy is your "in-house" expert. So if you are considering selling your Singletree home this year and looking to purchase within the neighborhood or anywhere else in the Valley, please call her. She would love to help!

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Singletree Real Estate Activity

Status as of 8.11.22	Property Address	Property Type	Beds	Baths	Square Feet	Furnished	List Price	List Price/SqFt	Days On Market	Sold Price	Sold Price/SqFt	Date Sold
Active	81 Lariat Road A	Duplex	4	3	2257	Unfurnished	\$1,595,000.00	\$706.69	41			
	30 Buckboard Road	Single Family	5	7	3824	Partially	\$2,500,000.00	\$653.77	108			
	141 Corral Road B	Duplex	5	6	5457	Unfurnished	\$2,995,000.00	\$548.84	216			
	151 Howard Drive	Single Family	4	4	3166	Unfurnished	\$3,195,000.00	\$1,009.16	20			
	10 Prairie	Single Family	4	5	4604	Unfurnished	\$3,495,000.00	\$759.12	52			
	170 Mesquite Drive	Single Family	5	6	5616	Partially	\$3,995,000.00	\$711.36	74			
Under Contract	20 Buckboard Road West	Duplex	3	3	2100	Furnished	\$1,295,000.00	\$616.67	34			
	781 June Creek Road S	Duplex	3	4	2432	Unfurnished	\$1,395,000.00	\$573.60	29			
	50 Filly Drive S	Duplex	4	3	2543	Unfurnished	\$1,950,000.00	\$766.81	12			
	440 Winslow	Single Family	4	4	3847	Unfurnished	\$1,995,000.00	\$518.59	2			
	1107 June Creek Road	Duplex	4	3	2398	Unfurnished	\$2,295,000.00	\$957.05	7			
Closed	520 Rawhide Road A	Duplex	4	3	2438	Unfurnished	\$1,795,000.00	\$736.26	55	\$1,700,000.00	\$697.29	9/9/2022
	401 Winslow Road	Single Family	6	7	6515	Partially	\$4,750,000.00	\$729.09	24	\$4,600,000.00	\$706.06	9/7/2022
	80 Lariat Road	Single Family	6	6	3877	Unfurnished	\$1,570,000.00	\$404.95	4	\$1,500,000.00	\$386.90	9/7/2022
	209 Charolais Circle	Duplex	5	6	4087	Furnished	\$1,975,000.00	\$483.24	32	\$1,925,000.00	\$471.01	9/1/2022
	260 Buckboard Road B-3	Condominium	3	2	1374	Unfurnished	\$1,150,000.00	\$836.97	15	\$1,090,000.00	\$793.30	8/25/2022
	261 Mesquite Drive	Single Family	6	7	8516	Unfurnished	\$4,995,000.00	\$586.54	64	\$4,575,000.00	\$537.22	8/18/2022
	45 Hereford Road	Single Family	4	6	3966	Partially	\$2,550,000.00	\$642.97	44	\$2,300,000.00	\$579.93	8/16/2022

*Properties Active, Under Contract, and Sold 8.13.22-9.13.22



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PUBLISHER'S NOTE

Hello, Singletree Residents!

The frenzy of fall has subsided. You've carved pumpkins, planted fall flowers, and pulled out your sweaters. You've polished off the last of your Halloween candy, and now you get to take a deep breath of crisp air and settle into November. It's a wonderful time to celebrate gratitude, enjoy friends and family, and pray for snow!

This month, we are thrilled to meet the Godin family. While the journey over the past eight years has indeed been a whirlwind for Jon and Morgan, the couple ultimately discovered their first true home in Singletree and are happy to be settled in with Maddie Rose, James and Emmy.

In observance of Veterans Day on November 11, we are honored to pay tribute to five veterans in the neighborhood: Lee Rimel, Steve Sanders,

Dave Lohmann, Jim Knez and Paul Linton. These Singletree residents each answered the call of duty to proudly serve our country through experiences as varied as the military itself. Here we salute their patriotism and thank them for defending our nation to protect our freedom and way of life today.

Willie Bonati shares with us his mission to provide passive income and growth through private real estate and alternative assets ... without Wall Street. And Maggie Tedesco introduces us to Bella Rosa, their happy, mostly healthy, 14-and-a-half-year-old yellow Lab who fills their hearts with love despite the mischief she has wreaked over the years!

Wishing you and your family a memorable Happy Thanksgiving filled with joy, fun and laughter!



Holly Proctor
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NOVEMBER CONTRIBUTORS

Your personal Singletree publication is **BY YOU** and **FOR YOU**, and it is not possible without **YOUR** stories and photos! We are always seeking new articles to keep your magazine fresh and relevant

every month. Please contribute your story or nominate a friend or neighbor to participate in an upcoming issue. Email holly.proctor@n2co.com to participate in your Singletree magazine!



Olga Barron
Photographer



Deb Robbins
Content Advisor



Tim Swift
Resident Writer



Morgan and Jon Godin
Meet Your Neighbors



Maggie Tedesco
Precious Pets



Bella Rose Tedesco
Precious Pets



Lee Rimel
Veterans Day Tribute



Steve Sanders
Veterans Day Tribute



Dave Lohmann
Veterans Day Tribute



Jim Knez
Veterans Day Tribute



Paul Linton
Veterans Day Tribute



Willie Bonati
Professional Profile



Alisha Bosco
Who's Making a Difference

VETERANS DAY TRIBUTE

Honoring Sergeant Lee Rimel USAR (Ret.)

We kick off our 2022 Veterans Day Tribute honoring Lee Rimel. Lee served six months of active duty in the U.S. Army Reserves in Fort Knox, KY, in 1962. He went on to serve an additional five and a half years as a rank buck sergeant in the active reserves, followed by an honorable discharge in July 1968. Thank you, Lee, for your service to our country.

Squad Leader Lee Rimel (bottom left) with his basic training platoon in Fort Knox, KY



SERGEANT LEE RIMEL USAR (Ret.) — Photo credit: Brentbinghamphoto.com

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NATURAL BALANCE SPA

Walking into Natural Balance Spa immediately allows you to escape the outside world. Soothing tones of green and grey provide the perfect opportunity to relax and rejuvenate under the expertise of Jessica Johnson. Born and raised in Gypsum, Jessica brings 19 years of experience as an esthetician to her practice, resulting in an impressive resume including a stint at the Moana Lani Spa in Waikiki, Hawaii, before returning to Colorado to ultimately assume her role as Lead Esthetician at the Sonnenalp Hotel. Today, Jessica operates her own practice so that she can share her deep passion for skin care with locals in the Vail Valley.

Natural Balance Spa offers skin care and waxing services using clean, result-driven products. Jessica

specializes in Facial Soundscapes, a unique treatment using tuning forks to lift and firm the skin while grounding and relaxing the mind and body. Additional services include gua sha facial, lymphatic facial, Rezenerate NanoFacial, peels, LED light therapy, and all face and body waxing.

Jessica prides herself on working with her clients to personalize a treatment plan to meet their skin care goals. She is truly committed to helping her clients achieve optimal skin health to maintain a natural, beautiful glow. You will leave Natural Balance Spa looking and feeling amazing!

Natural Balance Spa is conveniently located at **200 Capitol St. in Eagle**. For additional information or to schedule an appointment, please contact Jessica at **970-390-0672** or visit www.naturalbalancespa.co.

If you have worked with a professional and reliable business that you would recommend to your Singletree neighbors, please email your referrals to holly.proctor@n2co.com. We would love to introduce your favorite businesses to other residents in your community!



The Godin family moved to Singletree in the fall of 2019 after Jon accepted a position as an orthopedic surgeon with the Steadman Clinic. It was a career move Jon had dreamed of since he was a sports medicine fellow at Steadman in 2016, though he and Morgan certainly did not anticipate the opportunity emerging so early in his career. Morgan had just completed her ophthalmology fellowship in cornea, cataract, and refractive surgery and instead of rejoining Jon in Virginia and both practicing medicine there as initially planned, they found themselves packing up and moving across the country with their 1-year-old daughter, Maddie Rose, and their energetic Australian shepherd, Emmy. Discovering their wonderful home in Singletree was certainly a highlight and a purchase the Godins made sight unseen!

Transitioning to the Colorado lifestyle was seamless for Jon, who grew up in Michigan and became an avid snow skier at an early age. Jon graduated from Johns Hopkins University as a neuroscience major and completed medical school at the University of Michigan. He also earned an MBA at The Wharton School at the University of Pennsylvania before making his way south for an orthopedic surgery residency at Duke University Hospital. Fellowship training in sports medicine at Steadman Clinic followed, after which he joined the staff at the Carilion Clinic in Roanoke, VA. There, he quickly developed a busy practice and trained orthopedic residents from the University of Virginia. He and Morgan originally planned for Morgan to join him there, working for a large ophthalmology practice.

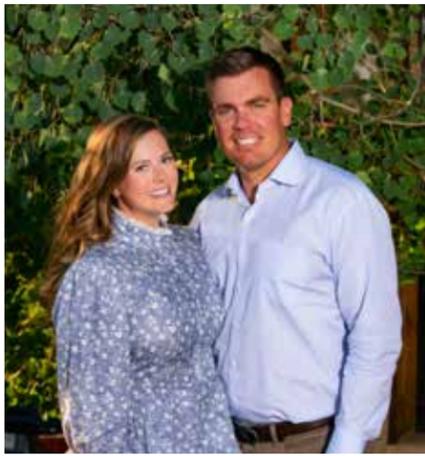
Morgan is a lifelong Southerner from North Carolina, where an inch of snow would close schools and empty grocery store shelves. Needless to say, acclimating to the weather and culture in Eagle County has been a bit more of an adjustment for her. Though Morgan's family had taken several ski vacations, tennis has always been Morgan's preferred sport, and she was a nationally ranked USTA player throughout her teenage years. Morgan graduated *summa cum laude* from Duke University in 2010 with a BA in French and a BS in psychology. She stayed at Duke for medical school and ophthalmology residency. After twelve years in Durham, Morgan certainly qualifies as a true "Blue Devil." However, she still counts on friends and family for detailed college basketball updates!

Jon met Morgan when he was a resident at Duke, and she was a third-year medical student. Shortly after they were introduced, Jon knew he had met his "Southern belle," and they were married in 2014 in Morgan's hometown of Winston-Salem, NC. Four years later, Morgan and Jon welcomed their daughter, Madison "Maddie" Rose. Then, six weeks after her birth, Maddie Rose and Morgan

Jon, Morgan, Maddie Rose and James GODIN

PHOTOGRAPHY BY FAMILY HEIRLOOM PHOTOGRAPHY





relocated to Minneapolis. There, Morgan would complete the one-year Lindstrom fellowship at the renowned Minnesota Eye Consultants.

Meanwhile, Jon settled into his orthopedic surgery practice at Carilion in Roanoke, traveling to Minneapolis on weekends when he was not on call. Morgan laughs that she never really lived in their Virginia house because she was packing it up to move to Edwards not long after she and Maddie Rose returned from Minnesota. Throughout it all, Maddie Rose had four pediatricians and lived in four different homes in her first 16 months!

To say that the last eight years have been a whirlwind for the Godins would be an understatement, but things have fallen into place as they have made Edwards their family's first true home. Morgan worked with Colorado Mountain Medical

to set up an ophthalmology clinic in Avon, where Morgan practices comprehensive ophthalmology several days a week, and Jon has been very busy as a Steadman surgeon.

Maddie Rose has adapted quite well though she can't seem to find a "comfortable" ski boot. Nonetheless, Jon is hopeful this will be Maddie's year to take up skiing. Maddie is thriving at Mountain Montessori School as well as enjoying dance at VVAD, tennis with her friends and "Coach Mike" on the Sonnenalp tennis courts, and swimming at the pool. Last summer, the Godin family grew with the addition of James Archer; they just celebrated his first birthday! James attends the Vail Child Development Center, where he is very well cared for. As Morgan reflects on it all, she notes, "Some days pass slowly, but the years fly by!"

The Godins will be forever grateful to all their Singletree neighbors and the larger Edwards community who have welcomed them with open arms. Their home on Winslow Road has been a perfect fit, and spending the last three years there has made them realize how many wonderful people they have come to know in the Singletree neighborhood and Vail Valley.



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WRAPPING UP A SEASON OF MUSIC IN THE PARK

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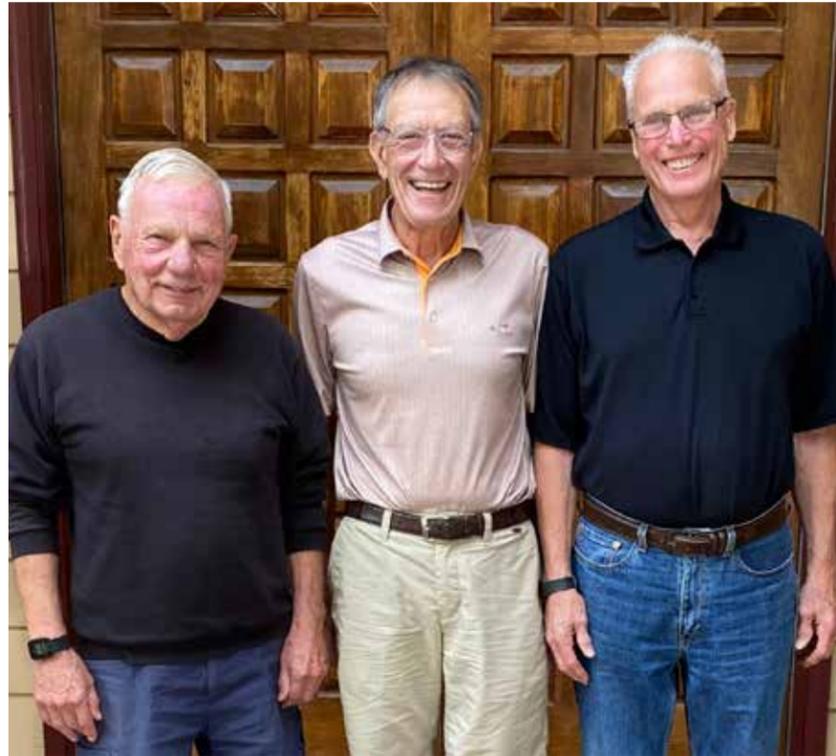
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They Will Never Forget; Neither Should We

CONTRIBUTED BY STEVE SANDERS, DAVE LOHMANN AND JIM KNEZ, SINGLETREE RESIDENTS
 ARTICLE WRITTEN BY TIM SWIFT, SINGLETREE RESIDENT

As an example of solving the unsolvable, he was sent to Alaska to figure out a way to pump diesel fuel through the arctic permafrost (without it freezing and becoming useless sludge) to heat the quarters and workspaces of the personnel assigned to the DEW Line that stretched from Alaska through Greenland to Iceland. The Distant Early Warning Line was established in the 1950s as a system to detect any aggressive Soviet aerial incursions in time to launch defensive measures and countermeasures. In the '60s, it was the height of the Cold War and keeping the DEW Line fully functional was a national priority.

He also spent a number of years at the Pentagon working for the Secretary of Defense in the political-military affairs office. During his tenure there, his primary responsibility was to prepare Air Force brass for congressional budget testimony.

In December 2021, there were an estimated 18.2 million military veterans in the United States. In Eagle County, that estimate hovered at around 2000. In Dave Lohmann's Singletree living room on a recent Thursday afternoon, there were exactly four veterans, Dave, Steve Sanders, Jim Knez, and your reporter. We were assembled to talk, reminisce, and trade a few "war stories" about our time in the military for this magazine's annual Veterans Day tribute issue.

I can confidently report that Dave, Steve, and Jim all served their country well and faithfully, and I was both honored and humbled to have the opportunity to share their stories with you. Compared to what these three vets contributed during their years of service, mine truly pale in comparison; in fact, there is no comparison whatsoever that can be made, so I will happily not sully this article with any recounting of my service except to say that I received, somehow, an honorable discharge.

But enough about service that didn't make a difference; it's time to recognize service that did.

DAVE LOHMANN entered the Air Force Academy in Colorado Springs in 1959 as a cadet harboring the dream of flying fighter jets. That dream was dashed on the rocks of reality, however, when it was determined that his eyesight was not up to the standard that the Air Force set for a fighter pilot. As an alternative, when he graduated from the academy in 1963, the Air Force sent him to Stanford to pursue a master's degree in engineering. After getting his degree, he was assigned, in typical military fashion, the task, in his words, of "solving unsolvable problems."



Colonel Davind Lohmann USAF (Ret.)

Dave spent a total of 26 years in the Air Force, moving 13 times and retiring in 1986 as a full colonel. His proud military service was passed on to two of his four sons, who also served. Between the two of them, they have completed five combat tours in the Middle East!

STEVE SANDERS graduated from Loyola University dental school in 1965 as the Vietnam war was raging in Southeast Asia and the draft was in full swing. He saw the inevitability of one of those dreaded letters that began "Greetings from the President of the United States ..." "hitting his mailbox, so he reluctantly chose to volunteer rather than be drafted. Dental degree in hand, he stepped into his local Army recruiting office in Chicago, seeking a commission as a captain

in the dental corps. He was, rather surprisingly, told that the Army was not currently in need of any dentists. With what one can only imagine was a resigned shoulder shrug, he moved on and began his dental residency. After a few months, the Army must have reassessed its needs because they contacted Steve and offered him the choice of coming into the Army immediately as a private or finishing his residency and coming in as a captain. Well, for Steve, that was the ultimate no-brainer. He finished his residency and reported to Ft. Stuart, GA, for duty in the dental corps as a freshly minted captain.

Apparently, Steve's time at Ft. Stuart was a bit of a challenge for him and two of his fellow dental recruits, as they, in Steve's words, "didn't really get along with the commanding officer."

As a result of this difference of opinion and the chain of command being what it is, Steve and his two buddies soon received orders to ship out to Vietnam. In August of 1966, he headed for Southeast Asia and was stationed in Long Binh for a 12-month tour of duty. Fortunately, the only real danger Steve and his colleagues faced that year was during the infamous Tet offensive when the ammo dump at the Long Binh base was targeted and blown up.

In addition to attending to the dental needs of his fellow service members, Steve made frequent trips to the local village to do all he could to bring modern dentistry to the local kids who had never seen a dentist before. Steve humbly referred to his year in Vietnam as "an easy tour," but no time in a war zone should ever be referred to as "easy." It was, after all, a war zone!



Captain Steven Sanders USAR (Ret.)



Lieutenant James Knez USNR (Ret.)

JIM KNEZ received his draft notice in 1965 and, like so many other draftees, wanted no part of serving in Vietnam. But, unlike many other draftees, he felt the obligation to serve, so there would be no one-way trips to Canada for Jim. Instead, he visited his local Navy recruiter to enlist. The Navy determined that he had the qualifications to fly a C-130 transport, but not in the usual fashion. Jim was assigned to a top-secret squadron assigned with the task of maintaining communications between the fleet of American guided missile attack submarines in the North Atlantic and the Mediterranean.

Jim flew a C-130 packed to the wingtips with top secret

communications gear that included a spool of antenna wire. When they were assigned a mission, they would fly to the designated station and begin a slow but constant orbital path while deploying this antenna wire in a huge spiral until it almost reached the surface of the water. They would stay on station and orbit like this for up to four hours at a time, keeping crucial communications open between base ops and the submerged fleet during times of extreme tension and potential danger.

Jim spent three and a half years as this vital link between decision and implementation at a time when tensions between East and West were at their highest. When he left the Navy,

Jim took his training and experience to Delta Airlines and served as a pilot of commercial jets flying both domestically and internationally.

These three vets have experiences and stories as diverse as the military itself and records to be proud of, but they are just three out of the millions who have served this country proudly and effectively. We owe them so much more than the mere “thank you for service.” Like the others, their stories need to be shared and remembered because, in the oft-quoted words of the philosopher Santayana, “Those who cannot remember the past are condemned to repeat it.”

*Happy Thanksgiving
to you and your family!*

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Important Winter Contact Information

- Find road conditions before you head out. www.cotrip.org has current road information for Colorado Interstates and highways.
- Check out the local ski conditions before you hit the slopes at www.snow.com.
- See if your flight is departing on-time. Eagle County Regional Airport has its own website, www.flyvail.com.
- Get alerts about emergencies and other important community news by signing up to receive Eagle County Alerts at www.ecalert.org.
- Roads in Singletree are maintained by Eagle County. Please give snowplows plenty of space and keep the road right-of-way free of cars and trash cans. You can email them: road@eaglecounty.us.

Mark Your Calendar –

Singletree's Wine Tasting is returning on Thursday, November 17, from 6 PM to 8 PM, at the Community Center. Pre-Payment is required to attend this event and it is limited to 75 people. Email manager@singletreetoday.com to sign up.

Annual Holiday Party, Sunday, December 11, from 4 PM to 6 PM. There will be holiday crafts, light snacks and drinks for all ages served.

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Puppy Bella Rosa

The Saga of BELLA ROSA TEDESCO

CONTRIBUTED BY BELLA ROSE AND MAGGIE TEDESCO, SINGLETREE PET AND RESIDENT

It was November of 2006, two months after the loss of our “firstborn,” as we used to call Cody Rose, our 100-pound, 13-year-8-month-old yellow Labrador we had raised since she was a puppy. Our home in Virginia, where we had lived for nearly 25 years, went on the market, and we packed up and moved to the Vail area.



Bella Rose after her first surgery



Bella the Dock Doggo

Moving into a tiny condo in Avon we had purchased years prior, our intention was to build a home on a lot in Cotton Ranch. However, after working with an architect for nearly a year, we decided we liked the convenience of living closer to Vail and purchased a duplex in Edwards.

With our new living arrangements mostly settled and still mourning the loss of our first girl, we decided it was time to start looking for another yellow Labrador. We scoured the ads and eventually found a veterinarian/breeder in Craig, who was expecting a litter of yellows in early May. We had our pick of the three girls and got the call in mid-June that we needed to come and pick up our new dog.

Upon arrival at the breeder’s, it was immediately apparent which one of the three we were going to choose. Bella Rosa, as we named her, was the runt of the litter, not even eight pounds, but already sitting straight up and making eye contact. She went after the little ball we had brought with such intensity and fearlessness while the other two puppies seemed to shy away.

Bella peacefully slept in my lap for the first two weeks while I was working from home. However, right around week three, something changed in her; she seemed to “come alive” and proceed to become an absolute terror! Stubborn and determined, she was kicked out of puppy kindergarten because she refused to be calm, listen and learn commands; she preferred just playing with the other puppies and barked and howled loudly when she didn’t get her way. Back at home, we were at a loss as to how to stop her from biting us and tearing up everything in sight. She absolutely hated going for walks and would constantly whine and nip the back of my heels and calves when she wasn’t tugging on the leash. Her personality couldn’t have been any different from our “firstborn” ... what did we get ourselves into?

While my husband repeatedly wanted to send her back to the breeder, I, on the other hand, took to reading everything I could about puppy training, trying this and that, with limited success. Eventually, she grew out of the biting and started wanting to go for walks, but she would pick up every single stick she found and eat it. Trips to the vet were frequent; at least we had the foresight to get pet insurance! At one year old, she chewed through and swallowed some plastic fencing, which cut through her intestines and led to emergency surgery and a resection.

Luckily, she recovered and was still with us when we moved to Singletree a few years later.

By this time, we had graduated to hikes which she thoroughly enjoyed, especially if we were hiking next to a stream, and the muddier, the better! One winter day, while hiking June Creek, Bella discovered a dead fox down a ravine and up the opposite side, where it was not easy for me to reach her, especially with snow on the ground. As much as I scolded and “commanded” her to come, she wasn’t going to do so until she was done with the animal. She finally rejoined me, smelling horrible, and home we went. Three days later, it was back to the vet, another emergency surgery to remove the fox pelt she had devoured but could not digest.

Like most labs, Bella fell in love with water and even competed in the Dock Dogs competition one summer. However, she could not understand why she had to wait



Hanni-Bella after the fox incident

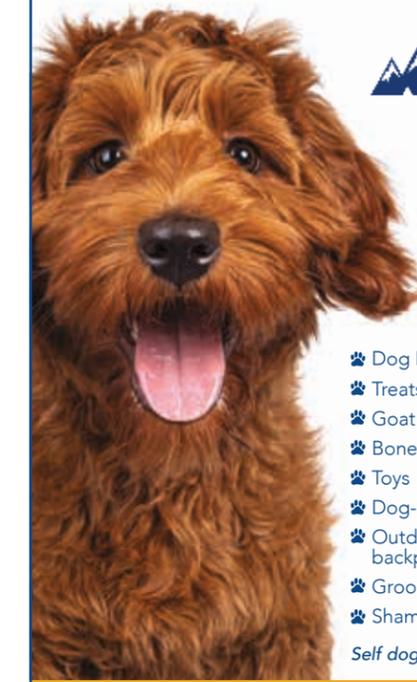


Miss B and her buddy Hank



Bella at 7 months old

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her turn with the other competitors, so one season of putting up with the pulling and whining was enough! While Bella has always loved snow, almost every other dog she encounters, and most people (especially those with treats in their pockets), she doesn't really like the summer heat and is terrified of thunder. She's looking forward to the change in seasons; in fact, she even has her own Epic Pass with her picture on it!

Despite the surgeries and a stroke a year ago, which left no visible effects, today Bella is a happy, mostly healthy

14-and-a-half-year-old. We think the active lifestyle in Colorado can be credited with keeping her weight below 60 pounds. She's no longer the fastest dog in the park but still enjoys her daily walks and wants to chase squirrels and bunnies; at least now, she has learned she will never catch them. Somewhere along the line, she also became "daddy's girl," even though her early days with him were initially numbered! And as stubborn as she can still be, we love her dearly and can't imagine how empty our lives these past 14-plus years would have been without her.

Ready for another season!

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Dr. Devinder Mangat, Dr. Stephen Copit, Chloe Banning PA and Olivia Hesse LME, together with the entire staff at the practice, graciously hosted an Open House to invite Singletree residents to learn about the wide scope of services offered at the state-of-the-art plastic surgery center in Avon. Our guests left with the knowledge that every member of this outstanding team is truly committed to delivering an experience that enhances every aspect of the lives of their clients. Thank you for a fun and informative evening!

To learn more about Mangat Copit Plastic Surgery and Skin Care, please visit mangatplasticsurgery.com.



Winter is on the way and now is a great time to find your dream vacation home or new primary residence. With the global reach of RE/MAX Elevate, I can assist you in buying or selling in Singletree, the entire Vail Valley and anywhere else in the world your adventures may take you. Stop by the Riverwalk office for a cup of coffee and an update on today's mountain market. Hope to see you soon!

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PROFESSIONAL PROFILE

WEALTH WITHOUT WALL STREET

CONTRIBUTED BY WILLIE BONATI, SINGLETREE RESIDENT

My name is Willie Bonati, and I am a partner at **JKAM Alternative Investments**. We are a boutique firm with the mission to provide passive income and growth through private real estate and alternative assets ... without Wall Street.

After graduating from Colorado State University with a degree in business and finance, I worked as a financial advisor with one of the “big banks.” Feeling frustrated with cookie-cutter investments, I subsequently launched my own real estate investment firm. Soon thereafter, I met my current business partner, Jack Krupey, who was leading a three billion dollar private equity fund in New York City and had become a good friend and colleague. After a few years of successful collaboration, I was invited to run his trade desk of specialized investments and began trading in the tens of millions.

After several years together in NYC, we recognized that interested “main street” investors, who were not institutional, lacked access to our specialized investments. As such, we created **JKAM Alternative Investments** to specifically address this gap, whereby non-Wall-Street investors could participate in our alternative and real estate investments.

More specifically, the JKAM Diversified Real Estate Fund specializes in carefully sourced and underwritten real estate and alternative investment projects across the country. Our current fund offers debt and equity positions across a diverse set of real estate assets, such as 100+ unit multifamily properties, senior housing,



self-storage, and industrial warehouses, among others. Each project utilizes a team of experienced property managers, developers, and syndicators.

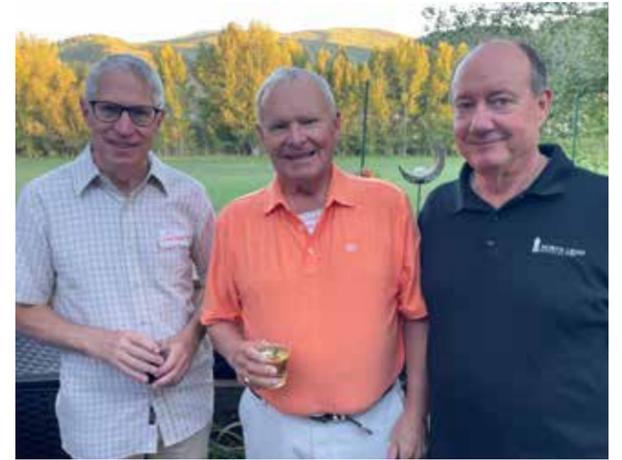
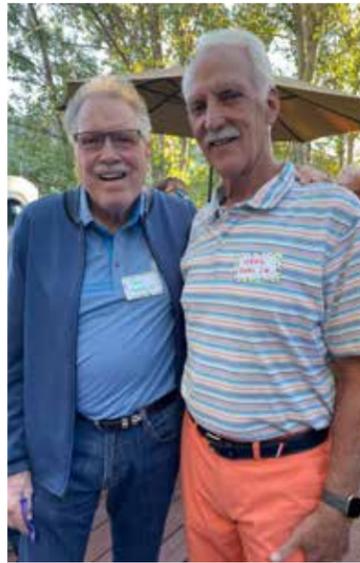
Of note, JKAM investments are privately held and are NOT correlated to public markets. Regardless of economic climate or a volatile stock market, our assets provide stable, above-market returns without the stress of a Wall Street roller coaster. This has been proven time and time again, with consistently high rates of return, even at the height of the COVID-19 pandemic and the current high-inflation environment.

Since its inception, JKAM Funds have invested in over 40 projects in 23 metro areas, totaling over 8,500 units. Our JKAM team has thus expanded as the investor community continues to grow. We accept passive, accredited investors seeking the benefits of income, growth, and significant tax advantages — wealth without Wall Street.

To learn more, visit www.JKAMinvestments.com to download our “Wealth Without Wall Street” checklist. Listen to our podcast, *Alternative Investments Mastermind*, on all major podcast platforms.

Personally, I cherish time spent with my wife, Lauren, and our two young kids, June and Ben, enjoying all the valley has to offer. I am an avid outdoor enthusiast and love to fly fish, archery elk hunt, golf, travel, and am a full-on powder hound during ski season!

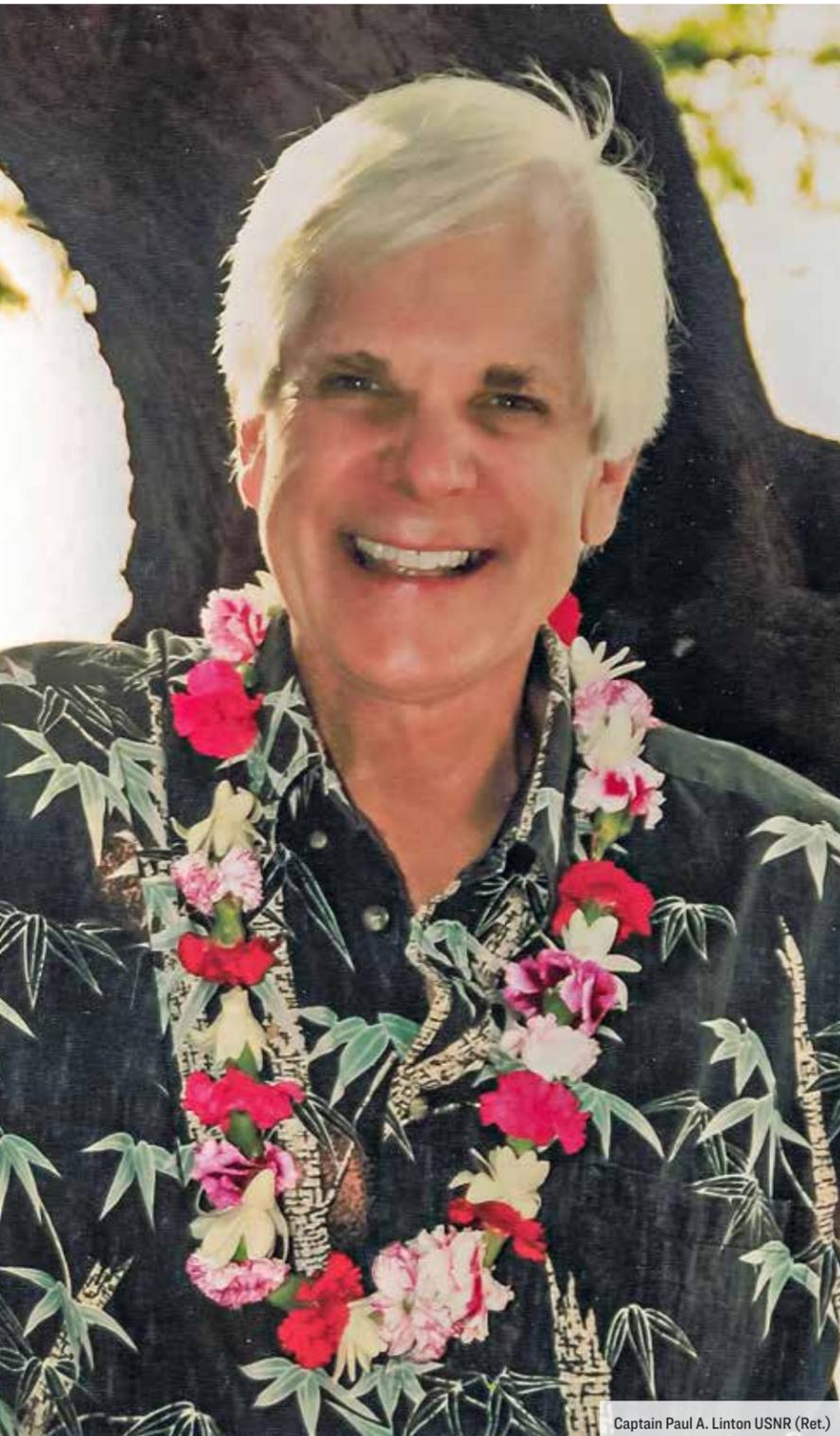




Celebrating the Fifth Annual Slide Into Fall

On a quintessential September evening, Ingrid and Craig Dampier welcomed Singletree friends and neighbors to mark the fifth anniversary of their traditional *Slide Into Fall* celebration. Guests enjoyed an array of Craig's specialty sliders accompanied by a selection of tasty, seasonal treats. Thank you, Ingrid and Craig, for a delightful evening of community and friendship!





Captain Paul A. Linton USNR (Ret.)

The Tale of an Almost Ancient Mariner

CONTRIBUTED BY PAUL LINTON, SINGLETREE RESIDENT

“Join the Navy and see the world!” proclaimed the very popular Navy recruiting slogan during and after World War II. As a landlubber kid growing up in the Germantown section of northwest Philadelphia, adventure on the High Seas seemed a rather

remote idea. Although the Philadelphia Naval Base and Shipyard, the final resting place for the “Mothball Fleet” of decommissioned warships, and the annual Army-Navy game graced the city with some naval traditions, my closest, early encounter with the ocean

was at the Jersey Shore, digging holes on the beach.

My dad had been drafted at age 34 to serve as a medic in the Army, ultimately outside Marseilles, France, in the latter years of the war, while my uncles served in the Navy or Army.



Ensign Paul Linton — 1968



The USS DALE DLG-19: Linton's first duty assignment — 1969



The bull ensign enjoying a cigar — 1969

As Baby Boomers growing up in the 1950s, my brother and I were glued to our tiny TV screen for the “Victory At Sea” series about the Pacific naval war, while the emerging Cold War generated air raid drills at elementary school, and the conflict in Korea, the Soviet invasion of Hungary in 1956, Castro and the Cuban Missile Crisis in 1962, and conflict in Southeast Asia raised serious doubts about post-WW II peace and expanded my focus on world events. Though my family had traveled during the 1950s in our 1956 Chevy station wagon from Maine to Florida and from New York and Canada west to Colorado, I lacked overseas experience.

My future course changed when I, as a high school senior in early 1964, was selected for the Naval ROTC program at Brown University in Providence. Added to the required broad liberal arts curriculum, studies in leadership, naval history, warfare, sea power and seaborne commerce, as well as drills, marching, parades and summer midshipman training, opened vast new chapters for the future. My first voyage on a Navy destroyer carried me from Newport to New York City for the World’s Fair in summer 1965, while my first airplane flight was subsequently on a six- or seven-hour anti-submarine tracking exercise from an air base in New Brunswick, Maine. Subsequent summer training included flight indoctrination training in Corpus Christi, Texas, amphibious landing in Little Creek, VA, and my first venture to Europe in 1967 about the aircraft carrier USS Saratoga, with port calls in Toulon, France, Palma Majorica, Pireas/Athens, Greece and ample “liberty” upon our return to Rota, Spain.

Our most important takeaways from the training were the importance of leadership, teamwork and camaraderie, competence, reliance upon the most experienced of sailors and the fact we were “all in the same boat” while fulfilling our mission. These invaluable lessons were carried over long after active service was completed, as does our respect for those who have served. Veterans look out for and respect each other.

As most sail and boat enthusiasts may know, the Navy has its own jargon: from bow to stern, locations are either fore or aft, port or starboard, topside or below decks. Stairs are “ladders,” bathrooms are “heads,” dining areas are either the “mess deck,” “chief’s mess,” or “officers’ wardroom.” Access to a ship is via the “quarterdeck,” while the navigation and control of the ship are from the “bridge.” Each compartment is accessed either through a horizontal “hatch” or a vertical “door.” Any new sailor or visitor may get confused and lost aboard ship without such critical knowledge.

My first tour of duty was aboard USS Dale, a guided missile frigate based in San Diego. I progressed from Officer in charge of defensive gunnery to First Lieutenant in charge of all deck evolutions and Officer of the Deck in charge of steering the ship at sea. This presented great opportunities for leadership and skill development. Our entire day at sea was divided into four-hour “watches,” with the “mid-watch” (midnight to 4 a.m.) being the least enjoyable, especially when coupled with our regular work day from Reveille at 0600 hours until Taps at 2200 hours. At sea, drills, underway replenishment,

and other evolutions could stretch non-sleep hours to thirty or more hours at a time. The allure of “liberty” at the next port of call helped bolster spirits.

USS Dale was well suited for normal sea ops, especially for patrol, plane guarding behind aircraft carriers, and port calls. In 1969, we traveled from California ports to Hawaii, the Philippines, Japan, Korea, Taiwan, the patrol area off South Vietnam, Hong Kong and ultimately New Zealand — truly seeing the Western Pacific. At each port call, the crew had ample opportunity to sightsee and interact with the people in each country.

I next served on USS Pledge, a much smaller, wooden minesweeper based in Long Beach, after undergoing training in Charleston, SC. After serving aboard Pledge in the southern California op area after a shipyard upgrade, I received my orders to Vietnam in early 1971. I then attended training in the Vietnamese language and operations at Coronado, CA.

I was assigned as senior advisor to the harbor defense unit in Cam Ranh Bay, the large logistics seaport for U.S. and Vietnamese forces located at the midpoint on the east coast of South Vietnam. Starting in August 1971, my group of about twenty U.S. Naval Advisory Group personnel and I worked side-by-side with our Vietnamese Navy counterparts, as well as with other U.S. Army units, to provide patrol defense of the harbor and its logistics. We were invited to the homes and schools of our Vietnamese Navy friends and learned their traditions, needs and concerns. Many had previously fled from the North. Liaison and leadership became our focus in the mutual effort toward defense against attack. Toward the end of my tour, I traveled to Saigon and on to Vung Tau, where I worked to train Cambodian Navy personnel on similar defense efforts.

I transferred from Vietnam in May 1972 and grabbed the scheduled military airlift command shuttle flight to travel eastward from Saigon to stops in Bangkok, New Delhi, Karachi, Bahrain and eventually Spain, spending several or more days at each stop, “seeing the world” and enjoying contact

with the people. Making my way to Gatwick in London, I returned to the U.S. and served as an assistant legal officer at the Philadelphia Naval Base through the summer of 1972, when I completed my active duty.

After returning to Europe in spring 1973, with Eurail and Britrail passes in hand, where I visited much of Western Europe, including Scandinavia, I arrived in Denver in August 1973 to attend the University of Denver College of Law. In need of some funds to attend law school on the GI Bill, I signed up for the Naval Reserve at the Federal Center in Lakewood, Colorado, intending to participate while in law school, but surprisingly remained for 26 years of additional service both in Surface Warfare training units and units assigned to overseas commands in Japan, South Korea and in Hawaii. As a naval reservist, I traveled to and trained throughout the U.S., as well as traveled and trained 26 times to South Korea (including a mobilization for over a hundred days to Korea in the mid-1990s with Seventh Fleet) and 19 trips to Pearl Harbor, Hawaii.

To have thought in my high school days that I might join the Navy and actually “see the World” and spark an interest in much more travel to visit additional spots on a proverbial “bucket list” would certainly have been far-fetched. Yet, it has happened. Ironically, my younger brother, having drawn a low draft lottery number in 1970, also joined the Navy and garnered more than 25 years of Naval and Federal Service in the Panama Canal Zone.

Importantly, my chance to work with incredible, dedicated military service people throughout the U.S. and overseas, including my current Rocky Mountain Navy group in Denver and the Minturn Mt Holy Cross VFW Post 10721, who continue to serve, mentor, and give to their communities and look out for the needs of fellow veterans and first responders, as well as all those who put their lives on the line to serve and protect us, has been both invaluable and a blessing. To those willing to put their lives on the line to serve the USA and to protect and maintain freedom for all of us, all of our citizens, and I owe our undying gratitude.



First Lieutenant of USS Dale — June 1969



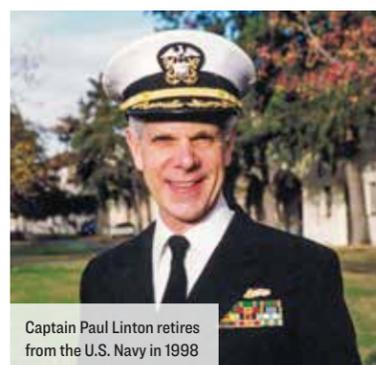
Lieutenant Linton in Vietnam — August 1971



Scene from Cam Ranh Bay, Vietnam — 1971



Commander Paul Linton — Seoul, Korea — mid1980s



Captain Paul Linton retires from the U.S. Navy in 1998

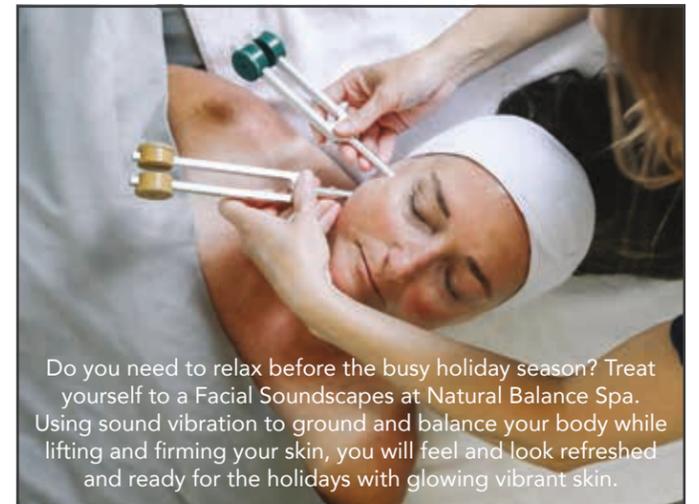
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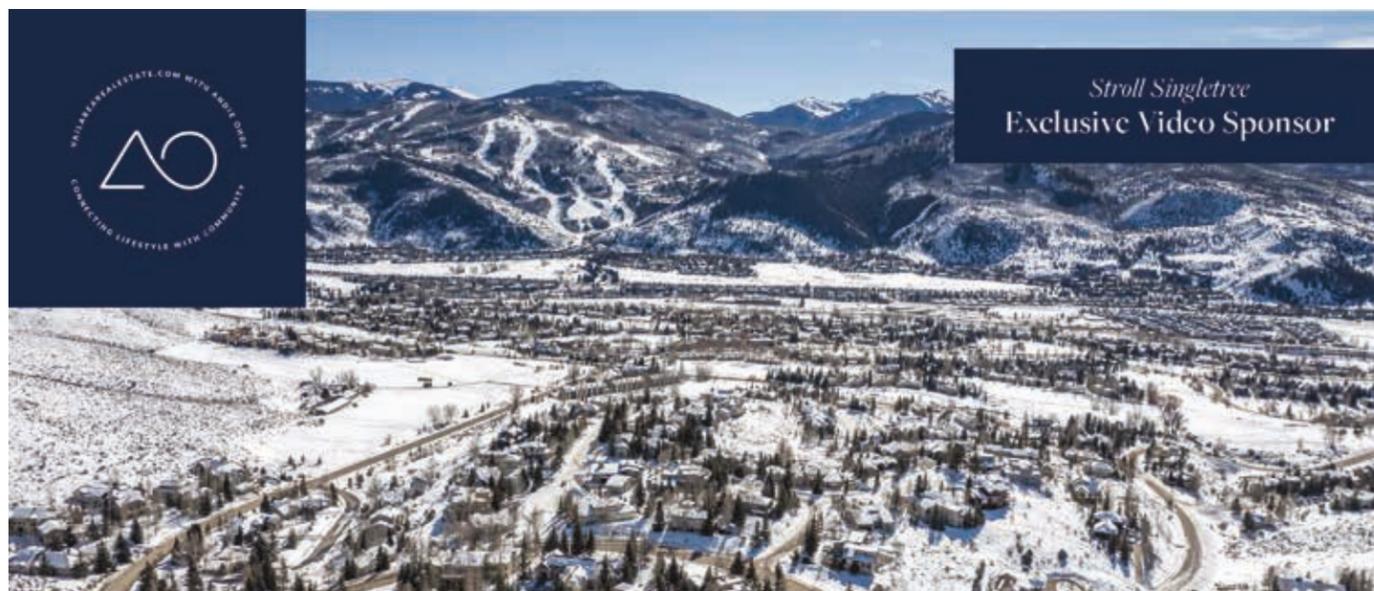
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WHO'S MAKING A DIFFERENCE

STRENGTH IN NUMBERS

The Women's Impact Network
Changes Lives, One Student at a Time

PHOTOGRAPHY BY ALISHA BOSCO, SINGLETREE RESIDENT

On a spectacular sun-drenched afternoon in September, the Women of Singletree gathered to kick off the start of the next grant cycle for the Women's Impact Network of Eagle County (WIN). Hosted by co-founder Jennifer Ebner, the event enlightened the group as to how WIN aspires to leverage the power of community to champion transformative change through impactful scholarships and mentorship. Earlier this year, 82 founding members of WIN collectively raised \$83,000 for its inaugural scholarships.

Partnering with the Vail Valley Foundation's Youth Power 365 program, Dollars for Scholars, WIN is supported by the administration of the scholarship awards at no cost, which means every dollar raised goes to the students, with funds paid directly to the school at which they enroll. Speaking on behalf of the Youth Power 365, Director of Development Euginnia Seywerth shared her excitement and commitment to the newly formed WIN organization with the group.

Applications for the next grant cycle will be accepted beginning January 2023. To apply, please visit youthpower365.org/program/. To learn more about WIN, please visit www.winofec.com or contact Jennifer Ebner at hello@winofec.com.



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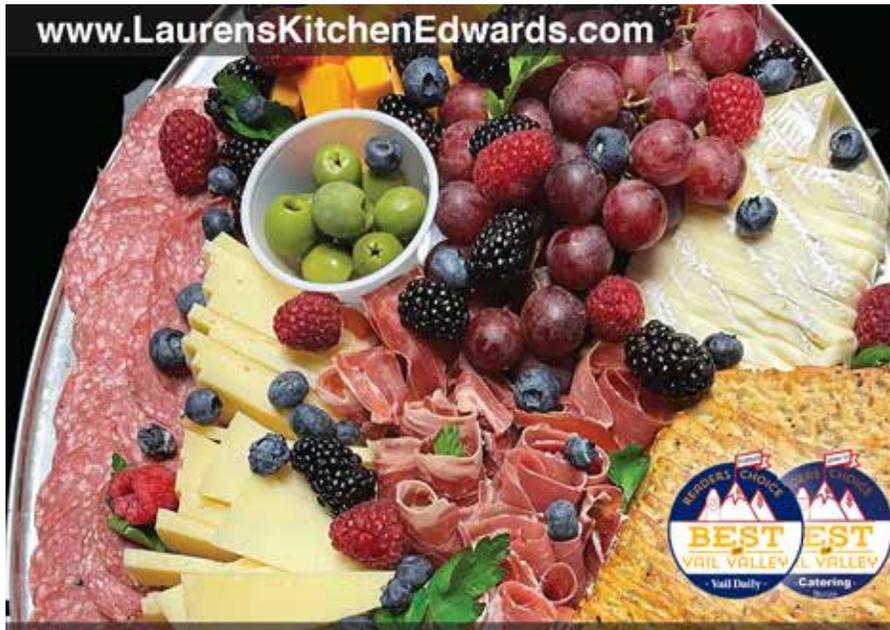
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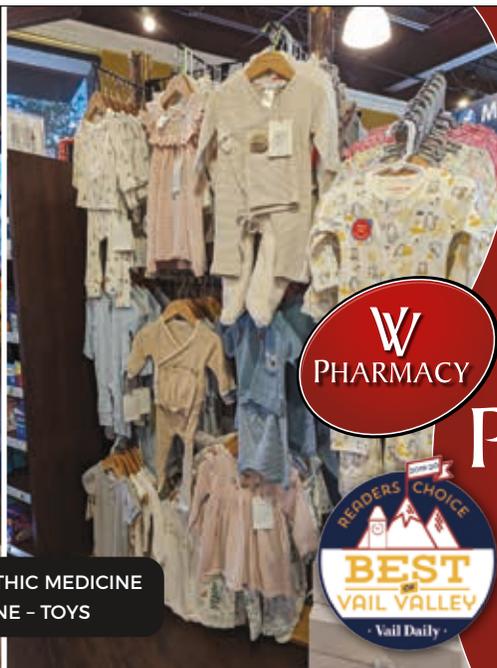
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