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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 formed at the roof edge
from melting snow that
thaws and re-freezes of
melting 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 a 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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Happy New Year!

A few neighborhood reminders to begin the new year...

- The Berry Creek Metro District and Singletree Property Owners Association meet jointly on the fourth Tuesday of the month, at 4 PM, at the Singletree Community Center. Come on down and see your boards at work.
- Design Review is required for all exterior changes to your home, including landscaping. You can find Design Review applications as well as the meeting schedule on Singletree's website.
- Your Community Gym key card needs to be renewed for 2023. You can renew by dropping off or sending \$50 (cash or check) to Berry Creek Metro District – PO Box 1058, Edwards, CO 81632. Please include your name and the five-digit number on the bottom right corner of your card.
- SPOA's Annual Meeting is **Tuesday, March 7, 2023, at 6 PM.**

Start the year off as a great neighbor...

- » Clean up after your pet – in your neighbor's yard, on the trail, and the Sonnenalp Golf Course!
- » Winter use of the Sonnenalp Golf Course is a privilege and part of that responsibility is to ensure we leave the golf course clean and do not damage the greens. Please be respectful of this private property.
- » Turn off your holiday lights by 10 PM so everyone can enjoy the stars.
- » Obey the posted speed limit in Singletree – 25 MPH! The winter makes for slippery, narrow streets and there are lots of folks out walking and maybe biking too!

SINGLETREE

Berry Creek Metro District and Singletree Property Owners' Association

1010 BERRY CREEK ROAD AT THE COMMUNITY CENTER

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970-328-2680 Airport Administration
970-328-3647 Animal Services and Shelter
970-328-8640 Assessor
970-328-8640 Bus Schedules
970-328-8710 Clerk and Recorder
970-328-3510 Finance
970-328-8600 General Information
970-328-8500 Motor Vehicles
970-328-8715 Voter Information

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970-328-2930 Battle Mountain High School
970-328-2960 Berry Creek Middle School
970-926-0656 Eagle County Charter Academy
970-328-2970 Edwards Elementary School
970-328-2940 Homestake Peak School
970-328-2980 June Creek Elementary School
970-328-2852 Red Canyon High School
970-926-8980 St. Clare of Assisi School
970-569-3327 Stone Creek Charter School
970-926-3015 Vail Christian Academy
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INSIDE
Singletree

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



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HAPPY NEW YEAR, SINGLETREE RESIDENTS!



It is hard to believe another year has passed, and with it, your Singletree magazine has marked six and a half years in print! I could not have accomplished this without the support and participation of all of you, the residents of the neighborhood. I am truly honored to be part of your community.

This issue recaps some of the highlights from 2022: the families, kids, and pets we met, the great nonprofits we supported, and the fun social events where we connected with friends and neighbors. I hope you enjoy this look back at the past year with fond memories. Your personal publication would not be what it is today without your active engagement. I am grateful for every contribution to the magazine, and I can't wait to see what the next year brings us!

Let us not forget that your neighborhood publication is not possible without the solid support of our sponsors. Please be sure to thank our neighborhood partners for their generosity, share with them the impact they have on the community, and call on them when you are in need of their products or services.

Wishing you and your family health, happiness, and prosperity in the new year. Here's to 2023!



Holly Proctor
Area Director
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2022 Contributors

This magazine is not possible without the active and enthusiastic participation of the residents of Singletree. That means YOU! Whether you read your neighborhood magazine cover to cover every month, contribute stories and photos, or attend our social events, I am sincerely grateful for your engagement at all levels.

I would like to express my sincere appreciation to Olga Barron for her extraordinary commitment to bringing your monthly publication to life each and every month; her exceptional passion and skill are self-evident with every *Meet Your Neighbors* feature as well as her ability to capture the spirit of neighborhood events. Many thanks to Tim Swift for sharing his exceptional talent as a resident writer — be it introducing a resident's involvement in a nonprofit organization or profiling superstars in the community, I am forever grateful for the time and energy he puts into these stories on a regular basis. And thank goodness for Debbie Robbins, who is always on the alert for new and fresh content and continues to feed me Singletree scoop!

I would like to thank all of the families, kids, pets, travelers, artists, stars, and volunteers (listed below) who have generously shared their lives with the community throughout the year and I look forward to hearing from more residents in 2023. Please email your stories, photos, ideas, and suggestions to holly.proctor@n2co.com. Your involvement will make a difference; let's make 2023 another memorable year!

Stella Addis
Chris Anthony
Sally and George Austen
Carrie and Mae Benway

Connie and Throop Bergh
Raymond Blesz
Cassie Boca
Willie Bonati
Alisha Bosco
Tom Boyd
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Lori, Bob, and Thor Brown
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Jill and Uni Flanagan
Sue and Dan Godec
Morgan, Jon, Maddie Rose, and James Godin
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Molly Griffin
Sara, Karen, and Jim Haeffner
Linda Hill
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Courtney, Kiri, and Stevie Holm
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Linda and Dave Wilson
Pam, Dave, and Enzo Wolf

Please accept our sincere apologies if we inadvertently overlooked a contributor on this list; regardless of our oversight, your participation is deeply appreciated.



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BROKER ASSOCIATE
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Becker, Alex, Georgi, Ryan, and Mac Dienst



Jay, Kara, Dax, Ryker, and Ford Peterson

It's All About Family

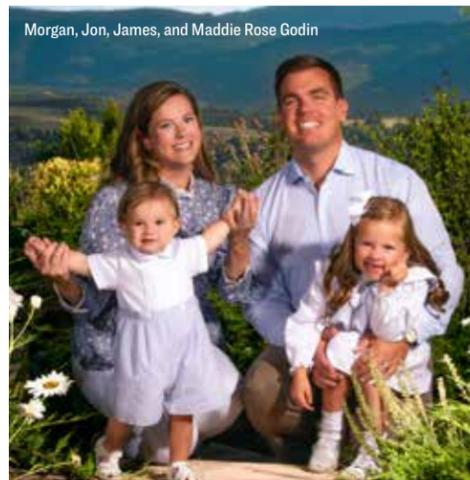
Family Heirloom Photography
by Iga Baran Photography Inc.

PHOTOGRAPHY BY FAMILY
HEIRLOOM PHOTOGRAPHY

The beautiful thing about Singletree is that families come in all shapes and sizes. Our many backgrounds, experiences, interests, and passions create our wonderfully unique community. As spoken by Winston Churchill, "Diversity is the one thing we all have in common. Celebrate it every day." We look forward to meeting and connecting with more families in 2023!



Debbie and Dave Irwin



Morgan, Jon, James, and Maddie Rose Godin



Luann and Ken Shapiro and Jody and David Leach with family



Mike and Laura Kelly

Celebrating the Experience of Growing Up in Singletree

This year we introduced a new feature article to your publication: *Where Are They Now?* Not only are there fascinating people living in Singletree today, but there are also many more with roots in the neighborhood who have gone on to pursue a path leading to amazing achievements. It is clear growing up in Singletree affords an experience that impacts and inspires the lives of its youth. Curious minds want to know: "Whatever happened to ...?" We look forward to catching up with more accomplished men and women raised in Singletree in the coming year!



Anna Tedstrom



Chris Anthony



Anna and Logan Martin



Kelly Rohrig



Tony Castle



Bret Pilkington

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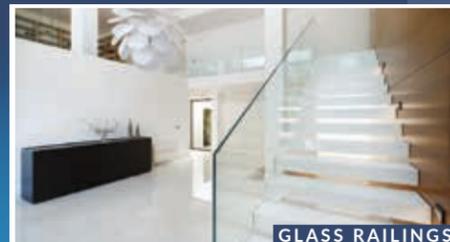
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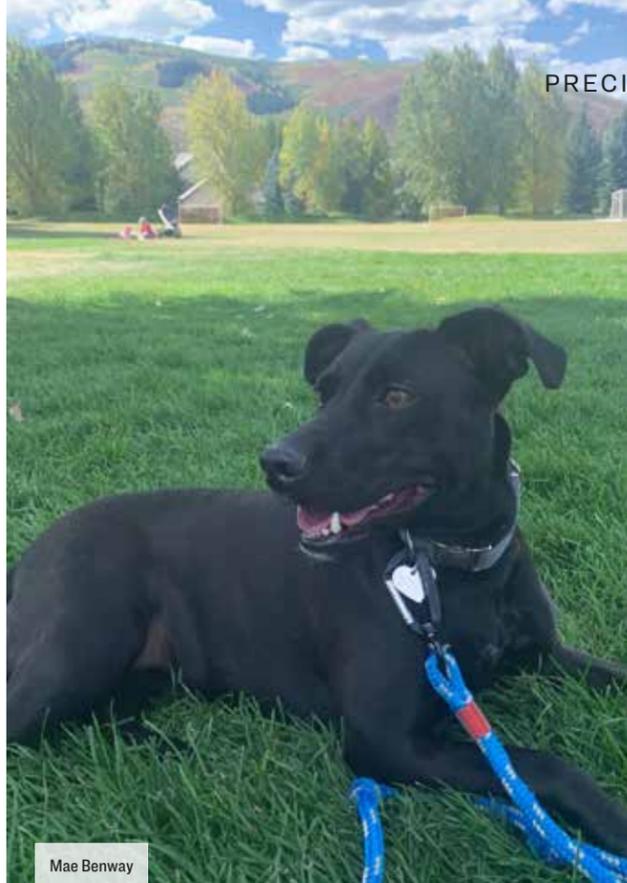
Dippin' Dots. Cotton candy. ZZ Top. Police girls. Black crows. Steampunk. Elvis. clowns. Trains. Candy, pumpkins and pinatas. Energy and creativity were abundant at the annual Halloween party hosted by the Singletree Property Owners Association. Thank you SPOA for a fun-filled afternoon!



IT'S A DOG'S LIFE!

Everyone thinks they have the best dog. And none of them are wrong. — W.R. Pursche

And these Singletree dogs know they are the best dogs! Living a life filled with walks and hikes, doggie playdates, treats, toys, food, and naps. Not to mention, a lot of *love*. Who could ask for anything more?



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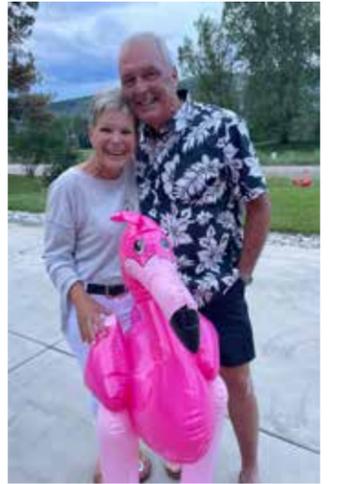
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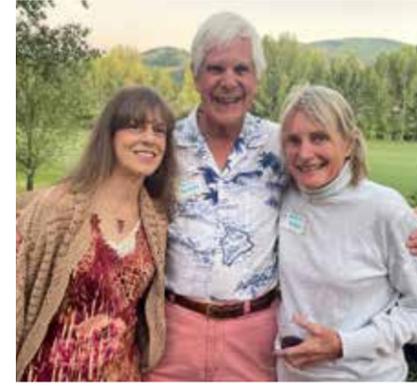
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Singletree Real Estate Activity

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1005711	Active	170 Mesquite Drive	Single Family	5	6	5,616	Partially	\$3,995,000	\$711	133
1005936	Active	81 Lariat Road A	Duplex	4	3	2,257	Unfurnished	\$1,395,000	\$618	100
1006051	Active	151 Howard Drive	Single Family	4	4	3,166	Unfurnished	\$2,750,000	\$869	79
1006193	Active	50 Hereford Road E	Duplex	3	3	2,161	Unfurnished	\$1,450,000	\$671	55
1006272	Active	110 Charolais Circle	Duplex	3	3	2,120	Unfurnished	\$1,500,000	\$708	36
1004514	Pending	141 Corral Road B	Duplex	5	6	5,457	Unfurnished	\$2,750,000	\$504	256
1005265	Pending	30 Buckboard Road	Single Family	5	7	3,824	Partially	\$2,325,000	\$608	144
1006269	Pending	451 Singletree Road	Single Family	4	6	4,910	Unfurnished	\$4,995,000	\$1,017	29

*Properties Active, Under Contract, and Sold 10.11.22-11.11.22

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DATES: Rehearsals begin Sunday Jan 22 and run every Sunday (except Feb 26)
 Teens: 13 to 16 years meet 3pm-5pm
 Youth : 8 to 12 years meet 5pm-7pm

SHOWS: Saturday, April 1 and Sunday, April 2 at 6:30pm
 at Battle Mountain High School

for info and to enroll visit vpaa.org or email annah@vpaa.org

FROM A TO V: SINGLETREE STEPS UP TO SUPPORT A HOST OF NONPROFIT ORGANIZATIONS



ALZHEIMER'S ASSOCIATION: Melinda Gladitsch and Tricia Swenson lead the charge for the Rocky Mountain Walk to End Alzheimer's Disease.



COMMUNITY MARKET: Jade Ohde volunteers with a smile on her face.



EAGLE VALLEY BEHAVIORAL HEALTH: Sue and Dan Godec dedicate time and effort to meeting the mental health needs in Eagle County.



B THE DIFFERENCE: The Merritt family hosts the inaugural 'Bling & Blue Jeans' to support families fighting neurofibromatosis.



CHILDREN'S BUSINESS FAIR: Cassie Boca and her husband, Zak, launch the inaugural fair for young entrepreneurs.



BRIGHT FUTURE FOUNDATION: Lissa Tyler (left) cuts the ribbon for the new Brighthouse.



FREEDOM 58 PROJECT: Jami Nix Rahn (center) displays her contribution to the Faces of Freedom exhibit to raise awareness for human trafficking.



KATHY MIKOLASY: A long-time resident, Kathy offers equine therapy and ski coaching for Small Champions and Special Olympics.



SINGLETREE TRAIL VOLUNTEERS: Many thanks to the crews who maintain the neighborhood trails for the enjoyment of all.



PAUL CUTHBERTSON FOUNDATION: Founded by parents Mike and Betsy Cuthbertson, the foundation provides scholarships for youth who share Paul's passion for life.



THE VICTORY CENTER SCHOOL FOR AUTISM: Marty Dvorkin supports the school in Florida from home in Singletree.

V, as in Vail, that is! From behavioral health to equine therapy, Alzheimer's disease to human trafficking, domestic abuse to performing arts, Singletree residents showed up this past year in a big way to lead, teach, volunteer, walk, donate, and/or raise funds in support of a nonprofit that brings meaning to their hearts. Demonstrating passion and commitment to good causes in Vail or beyond, these community members have dedicated their time and energy to making a difference.



TRIO THERAPY PARTNERS: Donna Johnson unites horse mentors with CLIMB students at Colorado Mountain College.



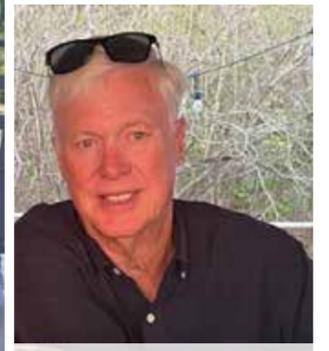
USOC (UNITED STATES OLYMPIC COMMITTEE) MEDICAL STAFF: Dr. Joel Dekanich travels to Japan to support Team USA Paralympians.



VAIL HEALTH VOLUNTEER CORPS: Jane Reisinger celebrates 14 years of helping patients and visitors at the hospital.



VAIL HEALTH VOLUNTEER CORPS: Happy Power supports the hospital as a volunteer at the information desk.



VAIL HEALTH VOLUNTEER CORPS: Interested in being a volunteer? Mark Truitt says "Just do it!"



WOMEN'S IMPACT NETWORK OF EAGLE COUNTY (WIN): Jennifer Ebner organizes local women to raise scholarship funds for Eagle County students.



VAIL HEALTH VOLUNTEER CORPS: Linda Wilson marks six years of manning the information desk at the Shaw Cancer Center.



VAIL PERFORMING ARTS ACADEMY: As founder of VPAA, Annah Scully brings meaning to "The Most Important Stage in a Child's Life."



VAIL HEALTH VOLUNTEER CORPS: Terri Dvorkin finds great fulfillment in spending time with patients and their families while undergoing cancer treatments.



VAIL VALLEY FOUNDATION: Tom Boyd carries on a family legacy to create and preserve our mountain lifestyle.



VILAR PERFORMING ARTS CENTER: David and Judy Carson have supported the valley art scene since 2006 as ushers at the Vilar.



VAIL SYMPOSIUM: Pat Montgomery pursues her passion for continued education as the Vail Symposium celebrates its 50th anniversary.



VAIL HEALTH VOLUNTEER CORPS: When she is not in Dallas, Patti Jent volunteers her time in the infusion area at Shaw Cancer Center.

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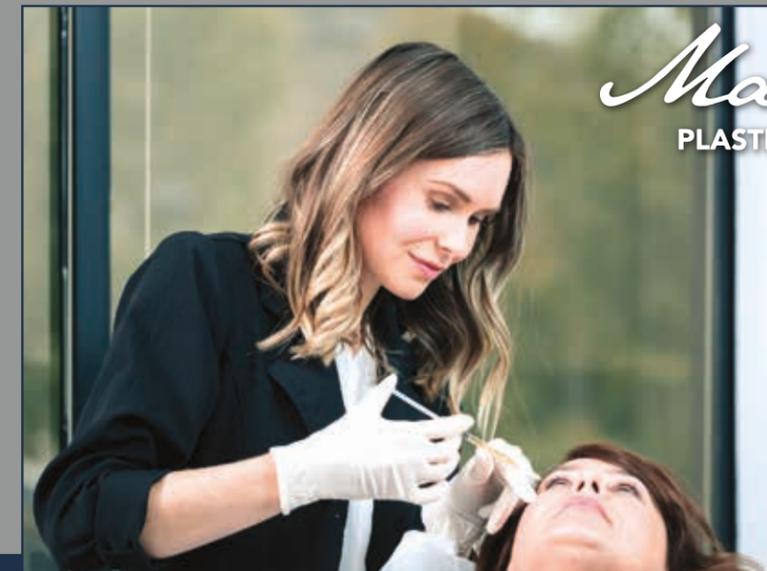
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Wine and Friends: A Great Blend on a Festive Fall Evening

November means wine tasting in Singletree. True to tradition, the Singletree Property Owners Association and Riverwalk Wine & Spirits hosted the annual tasting event featuring wines presented by Southern Glazer's Wine & Spirits distribution company. Spirits were indeed high as friends and neighbors sipped fine wine and celebrated neighborhood camaraderie. One hundred percent of the sales proceeds, approximately \$1,500, were donated to the Museum at Dinosaur Junction.

Located at 1121 Miller Ranch Road, the Museum at Dinosaur Junction is dedicated to inspiring, educating and enriching life in Eagle County and Colorado as a whole by deepening the understanding and appreciation of history and science through the research, preservation, and exhibition of paleontological discoveries. To learn more, visit www.dinosaurjunction.org.



The Riverwalk Wine & Spirits team (L to R): Patrick Linn, Trent Olsen, Dinosaur Junction Executive Director Billy Doran, Sean Razez, Matt Anses, and Jarrett Osborne



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