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AGENT
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 formation at the roof edge
caused by the thawing and re-freezing of
melted 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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- Rebecca and Mark Lando | Singletree



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I'll never outgrow the excitement of looking out my window and seeing falling snow. - Unknown

You Are Invited!

**We look forward to celebrating the holidays with our neighbors at the Singletree Community Center
Sunday, December 10, 4 PM to 6 PM**

Please join us for holiday cheer and festivities at Singletree's annual Holiday Party!
Food and drink served for all ages.

Get Fit, Stay Healthy, and Renew Your Gym Card for 2024

Please send \$50 (cash or check only) per card to Berry Creek Metro District at Post Office Box 1058, Edwards, CO 81632 or drop it by the Community Center mailbox outside the Office Door.
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The gym is open daily from 5:30 AM to 9:30 PM.

SINGLETREE

Berry Creek Metro District and Singletree Property Owners' Association

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INSIDE Singletree

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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.



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PUBLISHERS NOTE

HELLO SINGLETREE RESIDENTS!

Happy Holidays! This is the season to come together, celebrate family and friends, and give back to those in need. In this issue, I am happy to bring you stories that capture the essence of Singletree and embrace the joys of community living.

I am thrilled for you to get to know Patrick and Hillary Scanlan. Patrick grew up in Singletree and met Hillary in college. Today, their family includes firstborn Ben and the latest addition to the family, little Sadie. They are thrilled to be back in the neighborhood!

Venturing far from our backyard, John Tedstrom leads us on a guided cycling adventure through Mallorca led by Vermont Bicycle Tours. Together with his wife Carri, the couple pedaled through sun-kissed landscapes, taking in the adventure of culture, history, and Mallorcan food and wine – all from a bicycle seat!

In the spirit of giving, we introduce you to Ron Rubinoff. At one time a purely recreational cyclist, he now channels his passion for making a difference into participating in organized

rides to raise funds for non-profit organizations dedicated to fighting illness and disease.

We meet Bodie, a loyal companion who takes his role as a watchdog on Rawhide Road very seriously while adhering to a strict sense of duty. And just up the road, Ingrid Dampier shares with us her favorite holiday recipes to add to your celebrations!

I am excited for you to meet Madalyn, the owner of Bhava Wellness and Beauty, who is passionate about helping others look and feel great. It's the holiday season! Be sure to pamper yourself with a facial or massage, enjoy the healing benefits of acupuncture or IV therapy, or treat yourself to a makeup redo for a holiday soiree! And remember... gift certificates make great gifts!

As always, it is my sincere pleasure to bring you the stories that connect us, the adventures that fuel our spirits, and the acts of giving that define our community. I look forward to what the new year will bring to Singletree.

May this season be filled with warmth, love, and the spirit of togetherness!

With warm wishes,
Holly Proctor
Publisher and Area Director
303-859-3369
holly.proctor@n2co.com



DECEMBER CONTRIBUTORS

Your personal Singletree publication is **BY YOU** and **FOR YOU**. It is not possible without **YOUR** stories and photos! Email holly.proctor@n2co.com to contribute to an upcoming issue of your neighborhood magazine.



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JOHN TEDSTROM
Travel Tales



BODIE SMOOKE
Precious Pets



RON RUBINOFF
Super Seconds



INGRID DAMPIER
What's Cooking in Singletree

YOU ARE INVITED ART FOR A CAUSE: A HOLIDAY GATHERING OF GIVING

TUESDAY, DECEMBER 12, 2023

GRACIOUSLY HOSTED BY

WILL THEOHARIDES, IN COLLABORATION WITH
CASTLE PEAK SENIOR LIFE AND REHABILITATION,
THE VAIL VALLEY ART GUILD, AND STROLL SINGLETREE
SINGLETREE COMMUNITY CENTER
5:00 P.M. - 7:30 P.M.

Don't miss the opportunity to admire the work of our talented Singletree artists, toast to the holiday season, and support Castle Peak Senior Life. The participating artists will be donating 25% of their sales to raise funds for Castle Peak's *Bridge Fund* to ensure essential services will continue to be available to everyone in need. *The Bridge Fund* helps bridge the financial gap for the residents of Castle Peak Life, allowing them to continue to receive the care and services they need to age well in the valley.

RSVP BY FRIDAY, DECEMBER 8, TO
STROLLSINGLETREERSVP@GMAIL.COM
OR 303-859-3369.



Gulf Sunset, 26 1/2" x 38 1/2", © wpttheoharides



As the holiday lights twinkle and shine in our homes and neighborhoods, may this light fill our hearts with peace and joy!

Happy Holidays!



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In partnership with Castle Peak Senior Life, local painter Will Theoharides will donate 25% of the purchase price of all artwork sold to the Castle Peak's Bridge Fund, to raise awareness and funds to support seniors in the Vail Valley.

What is the Bridge Fund?

Castle Peak believes high quality senior care should be available to all older adults in need of long-term skilled nursing care, regardless of a person's financial capacity. On average, two thirds of the long-term care residents of Castle Peak outlive their financial resources and utilize Medicaid for payment, but Medicaid does not cover the entire cost of providing care in the region. The Bridge Fund helps bridge the gap for these residents, allowing them to continue to receive the care and services they need to age well in the valley. With community support, we can ensure these essential services continue to be available to everyone in need.

For additional information or to schedule a studio tour please call, email, or text.

914 907 8465
wpt@shelternart.com

In collaboration with the Vail Valley Art Guild, the artists of Singletree will be displaying and offering their art for sale and generously donating 25% of the sale proceeds to Castle Peak's Bridge Fund. Celebrate the season and a good cause with your friends and neighbors!

Join the artists of Singletree for a festive evening of art and wine!

Holiday Art Show

December 12, 2023, 5:00-7:30pm
 Singletree Community Center



Pines of Winter
 36" x 48"
 ©wptheoharides

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Please join us in welcoming our newest sponsors to *Stroll Singletree!* Your neighborhood publication would not be possible without the support of our business partners. Please be sure to call on them when you are in need of their products or services.



PRESERVATION FAMILY WEALTH VAIL

Preservation Vail Family Health, like so many businesses, is conceived from personally challenging experiences with the intent and sincere desire to assist others from

experiencing similar circumstances. As a thirty-year resident and attorney practicing in Eagle County, I have focused most of my professional career on local government and real estate development. Estate planning was always a service I would provide to close friends and as a volunteer with Eagle County Housing Authority. As a young lawyer in Florida, I was the guardian for the Ricky Ray family arising out of a civil rights case involving the first student to be prevented from attending public school as he was a hemophiliac with AIDS. The Ray family became national figures in Florida when their home was burned down.

It was not until a few years ago that I became the trustee and health care surrogate for my own mother suffering from

Alzheimer's. Elder care abuse since COVID is at an all time high and is currently a \$4 billion dollar industry. Our national population is now retiring at the rate of 1,000 persons per day and our health care, legal system, and government benefits are ill equipped to manage the complexity of issues facing families.

My goal is to protect family assets and navigate people from the inception of their estate planning through the end of life. Most notable are the pitfalls that occur just managing day-to-day issues of bill payments, insurance, home maintenance, and health care services. These duties are not typically performed by lawyers, but PRESERVATION VAIL FAMILY HEALTH is here to offer a wide scope of services, including the administration and implementation of estates and trusts, guardianships, conservatorships, long term health care plans, the protection of real estate and personal property, ensuring proper care for Eagle County families.

To learn more, please contact Ruth Borne at **970-748-1187** or **ruth@bornelaw.com**.



a wide portfolio of paintings, drawings and multi-medium works in a variety of sizes.

As a devoted son, Will is deeply dedicated to assuring quality care for his mother, currently a resident at Castle Peak Senior Life and Rehabilitation. Recognizing how easy and how scary it is to outlive one's resources, along with the knowledge that Castle Peak is a non-profit entity, Will has made it his mission to support the senior living community. With that in mind, and in partnership with Castle Peak, Will has committed to donating 25% of the **purchase price** of his artwork sold to raise awareness and funds for Castle Peak's *Bridge Fund*. *The Bridge Fund* helps bridge the financial gap for the residents of Castle Peak Life, allowing them to continue to receive the care and services they need to age well in the valley.

Please join Will and the Vail Valley Art Guild artists of Singletree, who will also be donating 25% of their sales to support Castle Peak's *Bridge Fund*, on December 12 for wine and cheese to help raise community support to ensure these essential services at Castle Peak Life are available to everyone in need.

For additional information, or to schedule a studio tour, please contact Will at **914-907-8465** or email **wpt@shelternart.com**.



LOCAL PAINTER WILL THEOHARIDES

Will Theoharides' day-to-day life is a passionate balance of making art and operating the Avon Frame Shoppe. His work exhibits simplicity and complexity through layers of paint, inspired by the random play of light and color across objects and landscapes, often reflecting an

abstracted interpretation. During the global pandemic, Will re-kindled this passion with a series of work born of chaos, fear, and mania thereby expressing isolation, desperation, and sometimes joy. His more recent series have progressed out of that isolation and incorporate the depth and diversity of emotions we are all re-experiencing. Today, Will offers



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To learn more, please visit **www.apresivaesthetics.com** or call **970-688-5372**.



What business do you know that would benefit from reaching their ideal clients in Singletree? 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!

As you plan the

New Year

understanding economic and market projections will aid in achieving your annual financial goals.



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Patrick & Hillary, Ben, & Sadie SCANLAN

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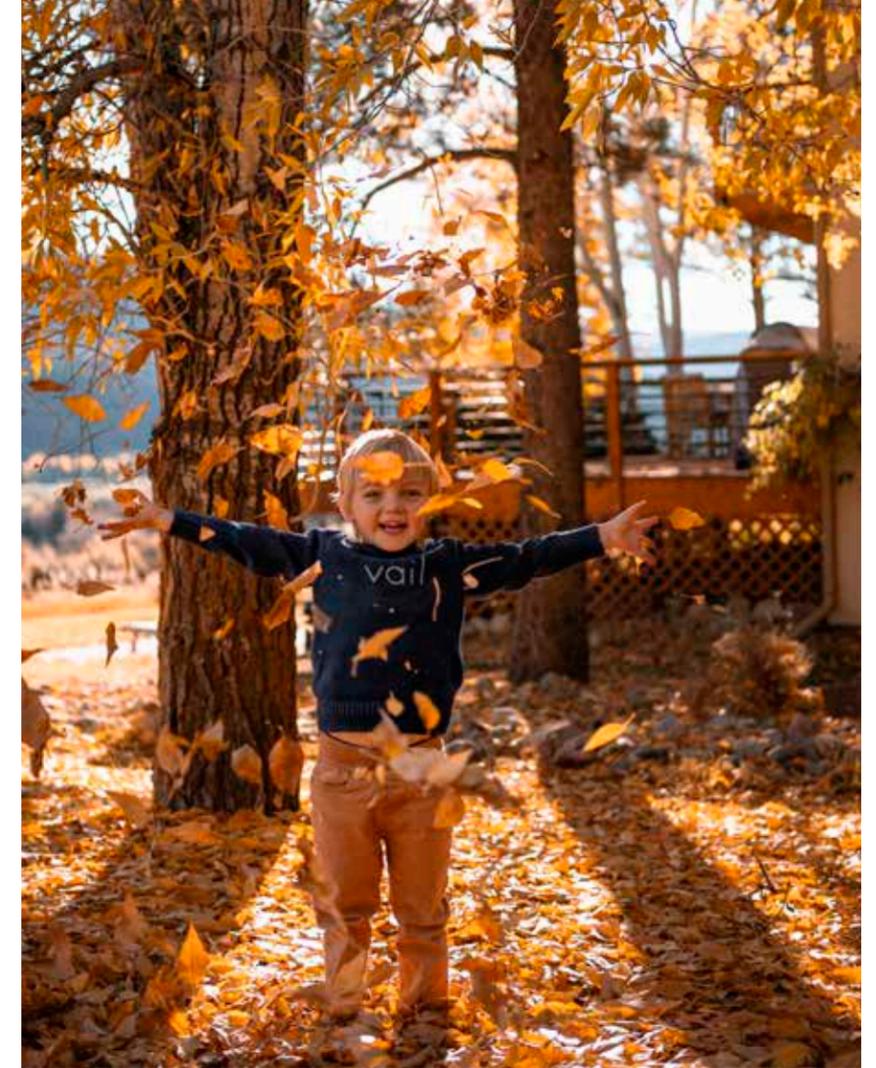


Having grown up in the valley, I always dreamed of returning to raise my family here. In 2017, we finally made our dreams a reality and have been fortunate enough to call Singletree home for the last six years.

Hillary and I met in college at the University of Richmond. After our first date, I bet a friend that I would marry her. After dating through college, we continued to date after graduation even though we lived in very different parts of the country. After graduating in 2009, the job prospects for a business major were limited, but I was fortunate enough to be selected for Teach for America. I taught fifth grade in Harlingen, Texas for two years.

My Teach for America experience was an unforgettable adventure. I was an active member of my students' lives, volunteering at the Boys and Girls Club, teaching flag football and even providing TV commentary for local high school football and basketball games. Hillary graduated in 2010 and spent a year working for a public relations firm in Washington, DC. She loved the energy of DC but the long distance wore on us both and we knew we had to come to an agreement on where to live.

We agreed to move to Denver. In 2012, we bought an adorable yellow house built in 1906 in West Wash Park. We fixed it up and made it our own. While we loved many aspects of the big city life – our friends, the restaurants, the sporting events – we yearned to be in the mountains. The weekly drive to visit our family and friends in the Valley began to wear on us. My blood pressure would begin to rise on Thursday afternoon as I pressed Hillary: “What time are we going to leave tomorrow? When can you get off work? When can I get off work? When will traffic be the worst? Should we eat dinner then go? Should we leave first thing on Saturday?” Regardless of the answers or the analysis, we always left at the wrong time and ended up sitting in Front Range traffic. Eventually, I started crafting my sales pitch to Hillary. Having grown up in Atlanta, she was hesitant to leave the big city





for a small town. However, she also loved the idea of raising a family in the mountains and quickly relented.

Fortuitously, a position opened at my family's construction company, Alpine Mountain Builders, and I joined the family business in 2017. After a year of working in construction, I realized the family business was not for me, and I began to explore different avenues. I eventually pitched local developer and former Singletree resident, Mike Pearson, and forced my way on to the team at Fortius Capital, a vertically integrated Real Estate and Private Equity Development company focused on entry level housing in resort markets and commercial developments in mountain markets. I have been with the team at Fortius for five years now.

Hillary was working at National Jewish Health in the grant writing department prior to our move and was able to convince her team to let her work remotely. She worked for them

for five years before leaving to get her real estate license. In 2021, she joined Scanlan Real Estate Group, her family's small real estate firm.

Shopping for real estate in 2017 was much less daunting than looking for a home today. After running into Dennie Moore at Village Market, I mentioned we were moving back to the valley and looking for a home. Having had multiple sleepovers as a kid in the Moore's home, I was

excited to learn that Dennie and Steve were interested in selling. After some negotiation, we purchased the home in December 2017 and settled into life as Singletree residents.

In 2019, we welcomed our son, Ben Scanlan, to the neighborhood. He spends hours everyday riding bikes, scootering, driving his John Deere tractor, or playing with other kids in our cul-de-sac. One of our favorite things about the home is

our communal backyard. With no fences separating our yard from our neighbors, there is always a lot of action in our backyard. From bears to dogs to kids, there is usually someone roaming around. And we wouldn't have it any other way!

Ben was only seven months old when the COVID pandemic started, and the real magic of Singletree came to light. Seeking out social connection, we formed a tightknit COVID pod with our former neighbors, the Holtons, who quickly became like family. Their kids were Ben's first friends and provided him with crucial social interaction that many young kids missed out on early in the pandemic. In fact, their

eight-year-old at the time became our "nanny" and would come over for an hour every day to entertain Ben while we tried to get some work done. We never knew the value of good neighbors until the pandemic hit.

In the summer of 2023, our family of three grew by one with the addition of Sadie Scanlan. Ben loves being a big brother and can't wait to teach his sister "how to wrestle, drive a tractor, golf, and hunt for birds". Sadie was also welcomed with open arms by our neighbors who welcomed her home with signs, gifts, and food.

Singletree has been the perfect neighborhood for our family. In 2021, Patrick's sister, Erin Blue, moved into the neighborhood. Ben now has built-

in playmates with his cousins, Charlie Blue (age 10) and Huntley Blue (age 15), who live just around the corner. We never know when Doug and Erin will pop up in our backyard with their dog Chief, and we couldn't be more thankful for those impromptu visits. Patrick's cousin, Chris Scanlan, also lives in Singletree, and the bulk of Patrick's closest high school friends live in the Singletree/Edwards area. Our house has become a central meeting place for happy hours, holiday parties, and playdates.

Finally, since you were all probably wondering, Patrick's college roommate eventually did pay up on the bet seven years after the wedding and even included interest.

“
Having grown up in the valley, I always dreamed of returning to raise my family here.”

THE POWER TEAM

Between Happy's 28 years as a Singletree resident and Lisa's local knowledge of Edwards going back 20 years, we are your "in-house" experts. Whether you are curious about what adds the most value to your home in this area or you are considering selling your Singletree home this year and looking to purchase in the neighborhood or anywhere in the Valley, please call us. We would love to help!



Under Contract

78 Mission Place | Edwards
4 bd | 3.5 ba | 2,655 sq.ft. | \$2,095,000



Sold

171 Stagecoach Road | Singletree
4 bd | 4 ba | 3,229 sf | \$2,550,000



Sold

8 Charolais Circle | Singletree
3 bd | 3 ba | 2,094 sf | \$1,400,000

SINGLETREE REAL ESTATE ACTIVITY

Sold

- 120 Hereford Road E | Duplex
3 bd | 4 ba | 2,063 sf | \$1,675,000
- 73 Mission Place | Single-family
5 bd | 5 ba | 3,538 sf | \$2,595,000
- 41 Shotgun Circle | Single-family
5 bd | 5 ba | 4,586 sf | \$2,850,000
- 8 Charolais Circle | Duplex
3 bd | 3 ba | 2,094 sf | \$1,400,000
- 1121 Berry Creek Road C-3 | Condo
2 bd | 2 ba | 1,233 sf | \$870,000
- 170 Mesquite Drive | Single-family
5 bd | 6 ba | 5,616 sf | \$3,600,000
- 210 June Creek Road | Duplex
4 bd | 4 ba | 2,101 sf | \$1,895,000
- 240 June Creek E | Duplex
4 bd | 5 ba | 2,250 sf | \$1,737,000
- 1471 Singletree Road | Single-family
4 bd | 3 ba | 3,427 sf | \$2,200,000

Under Contract

- 931 Singletree Road 31 | Townhome
2 bd | 2 ba | 1,422 sf | \$889,000
- 751 Singletree Road 3 | Townhome
3 bd | 5 ba | 2,670 sf | \$1,485,000
- 68 Hackamore Road | Duplex
3 bd | 4 ba | 2,516 sf | \$1,795,000
- 78 Mission Place | Townhome
4 bd | 4 ba | 2,655 sf | \$2,095,000
- 40 Miller Place | Single-family
5 bd | 5 ba | 3,863 sf | \$2,399,000
- 361 Longhorn Road | Single-family
3 bd | 3 ba | 3,898 sf | \$2,495,000
- 142 Chaparral Road | Duplex
3 bd | 5 ba | 2,474 sf | \$2,650,000
- 141 Chaparral Road | Single-family
4 bd | 5 ba | 3,688 sf | \$3,195,000

Active

- 260 Buckboard B-1 | Condo
3 bd | 2 ba | 1,333 sf | \$1,350,000
- 81 Lariat Road B | Duplex
4 bd | 3 ba | 2,005 sf | \$1,500,000
- 141 Saddle Drive B | Duplex
3 bd | 3 ba | 2,263 sf | \$1,695,000
- 1163 Winslow Road | Duplex
3 bd | 4 ba | 2,834 sf | \$2,825,000
- 183 Mesquite Drive | Duplex
4 bd | 4 ba | 3,693 sf | \$3,250,000

Source: VMLS 9.15.23 - 10.15.23



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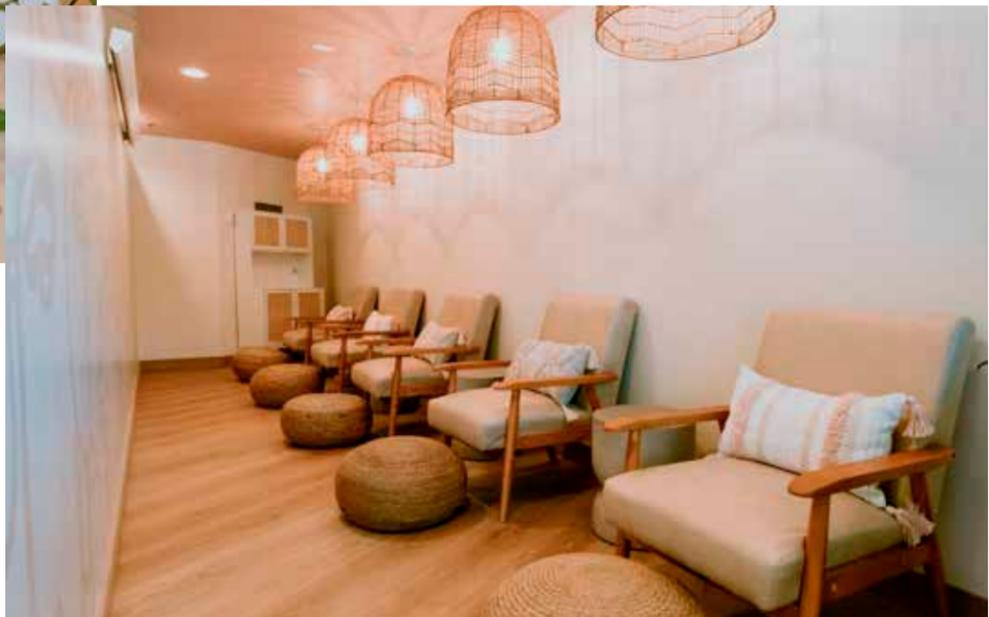
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MADALYN'S JOURNEY: INFUSING PASSION AND LIFE EXPERIENCE INTO BHAVA BEAUTY AND WELLNESS



Hi! I'm Madalyn Hethcote, though my friends and family often call me by my middle name May (something that stuck years ago). I am the owner of Bhava Beauty and Wellness - licensed esthetician and massage therapist. I was born and raised in the Vail Valley, after spending a few years in school and working in Denver I returned to the place I call home. I attended the Denver School of Botanical and Medical Esthetics and it really sparked my interest in holistic care! I began to see the body as more than just the face and was excited to address people's skin and health as a whole.

In 2014, I was diagnosed with a rare form of cancer after my own father had passed away from cancer and believe I have remained cancer-free from the holistic health practices I have brought into my own life. Now



I have the pleasure of healing others with my work!

I saw the opportunity to start Bhava in 2022 after the beauty and wellness industry was bouncing back from COVID. I completely remodeled an 1,800 square foot commercial space - that let's just say had a lot of character. But I had a vision! I wanted to bring beauty, wellness, and holistic health into one place. I chose the name Bhava because of its meaning, although it has several, it can represent a state of peace or bliss. I want every client to understand the true meaning of that.

We truly value our standard of care and aim to have the safest products on the market with some of the highest standards in the industry. We hand-selected brands that are safe and clean - products produced without ingredients that have been shown or suspected to harm human health. Our treatments are thoughtfully curated and tailored to your needs.

Our current services include organic facials, massage, bodywork, acupuncture, IV therapy and vitamin injections, infrared sauna sessions, red light therapy, brow shaping, makeup applications and lessons, and so much more! We also sell over 350 skincare, makeup, and wellness products in-store. We are constantly looking to bring in new treatments and products that fit our standards and I can't wait to watch Bhava grow!

A lot of people don't know that we travel to be on location to do hair and makeup for weddings. It has been so fun for me to see some of the most beautiful places in Colorado and to make people feel beautiful on a day they will remember for the rest of their lives. It's such a small piece of what goes into something as big as a wedding, but I feel so special that I get to be a part of these people's big days!

Being a small business owner has been hard, but I have already learned so much in the short amount of time I've been operational. I've learned to roll with the punches, get creative, and remain inspired. I feel inspired to become a better business owner, better boss, better friend, and better partner every day, and I feel so thankful I get to share my life work and help people heal.

Outside of the treatment room, you can catch me taking care of my 50-plus house plants, enjoying the outdoors, or cooking a healthy meal.

Be sure to take care of yourself this holiday season. It is so easy to get caught up in the busyness of this time of year but it is important to prioritize your well-being. Come to Bhava and indulge in one (or more) of our rejuvenating treatments! You will be happy you took the time for you.

Be well,
Madalyn



CELEBRATING THE 6TH ANNUAL SLIDE INTO FALL

Ingrid and Craig Dampier celebrate the annual change of season with sparkling spritzers and scrumptious sliders



Our Slide into Fall Hosts: Ingrid and Craig Dampier



Every year, Ingrid and Craig search tirelessly to select the perfect slider recipes to serve at the annual *Slide into Fall* celebration. This year marked the 6th Annual event and Shrimp Burgers were the highlight on the menu. Here, by popular demand, is the recipe for Craig's Shrimp Burgers.

SHRIMP BURGERS

INGREDIENTS (for 6 burger servings or 4 slider servings)

- 2 Tbsp oil, divided
- 1 medium uncooked rib of celery, diced
- 1/2 medium uncooked onion, sweet variety, diced
- 1/2 medium jalapeño pepper, seeded and chopped (or to taste)
- 1/4 tsp kosher salt, divided (or to taste)
- 1/8 tsp black pepper, divided (or to taste)
- 1 medium garlic clove, very finely chopped
- 2 pounds uncooked shrimp (31-40 per lb), thawed, peeled, and deveined
- 1 cup panko breadcrumbs
- 2 Tbsp fresh parsley, chopped
- 1 tsp finely grated lemon zest
- 1 1/2 tsp Old Bay seasoning (or to taste)
- 2 tsp unsalted butter if pan-frying

INSTRUCTIONS

1 / Heat 1 Tbsp oil in a large skillet over medium-high heat. Add celery, onion, and jalapeño; cook, stirring often, until light golden, about 4 minutes. Season with 1/8 tsp salt and pinch pepper; add garlic and cook until fragrant, stirring, 45-

60 seconds. Remove from heat; transfer to a bowl to cool.
2 / Meanwhile, place 8 oz shrimp in a food processor fitted with blade attachment; puree until very smooth. Add remaining 1 1/2 lb shrimp; pulse until coarsely chopped.

3 / Transfer shrimp to bowl with cooled vegetables; add panko, parsley, lemon zest and Old Bay. Gently combine; season with 1/8 tsp salt and pinch pepper. (To test for seasoning, zap a Tbsp shrimp mixture in the microwave to cook it through first.)

4 / To Pan-fry: Preheat oven to 200°F. Heat 1/2 Tbsp oil with 1 tsp butter in same large nonstick skillet over medium heat until shimmering. Using a 2/3 cup measure, shape mixture into 6 burgers. Working with 3 burgers at a time, add burgers to skillet and cover. Cook until bottom is golden brown, about 3 minutes; flip and cook for 3 minutes more. Transfer to a rimmed baking sheet; place in oven to keep warm. Repeat with remaining 1/2 Tbsp oil, 1 tsp butter and 3 burgers.

5 / To Grill: Preheat grill to medium-high heat and be sure to brush grates with olive oil to prevent sticking. Carefully place the patties on the grill and cook for 3 to 4 minutes per side. Remove from grill and keep covered until ready to serve.

6 / Place on warmed buns with lettuce and tomato or pickled vegetables. Drizzle with optional hot sauce. Serve immediately for mouth-watering deliciousness!

This recipe by Virginia Willis, originally published in *Secrets of the Southern Table*, was modified with permission for Weight Watchers.

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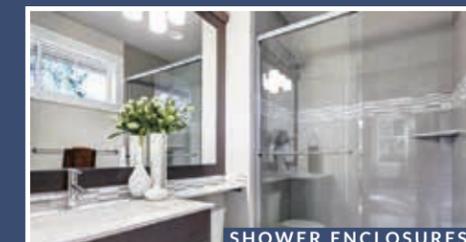


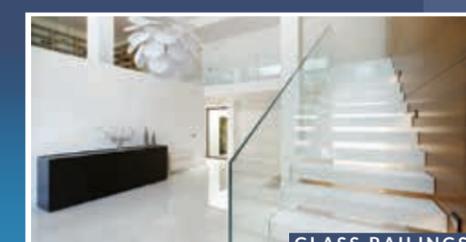
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4 / Olives at the Mercat de Santa Catalina, Palma
 5 / Kike Marti, our international Paella chef
 6 / Our VBT guides: Juantxo (R) and Joan (L)

THERE'S MORE TO MALLORCA THAN MEETS THE EYE

The view of Mallorca from a bicycle seat

CONTRIBUTED BY JOHN TEDSTROM, SINGLETREE RESIDENT

I'm shivering, soaked, and need windshield wipers on my sunglasses. Wishing I could throw my bike in the van for a ride back down the steep road to somewhere that serves beer. Caught in a sudden rainstorm on the first "independent" ride of our 6-day tour with Vermont Bicycle Tours (VBT) in Mallorca, we were near the top of the famous Col de Femenia outside of the ancient Roman town of Pollenca. What started as a cloudy ride to the Lluç Monastery on a steep road quickly became more interesting. Independent means "on our own" so hopes of a pickup were slim and none. Pedaling to stay warm, I wondered what we'd find at the monastery – a crumbling ruin with beggars outside, or a working monastery with a restaurant serving hot food and Mallorcan beer?

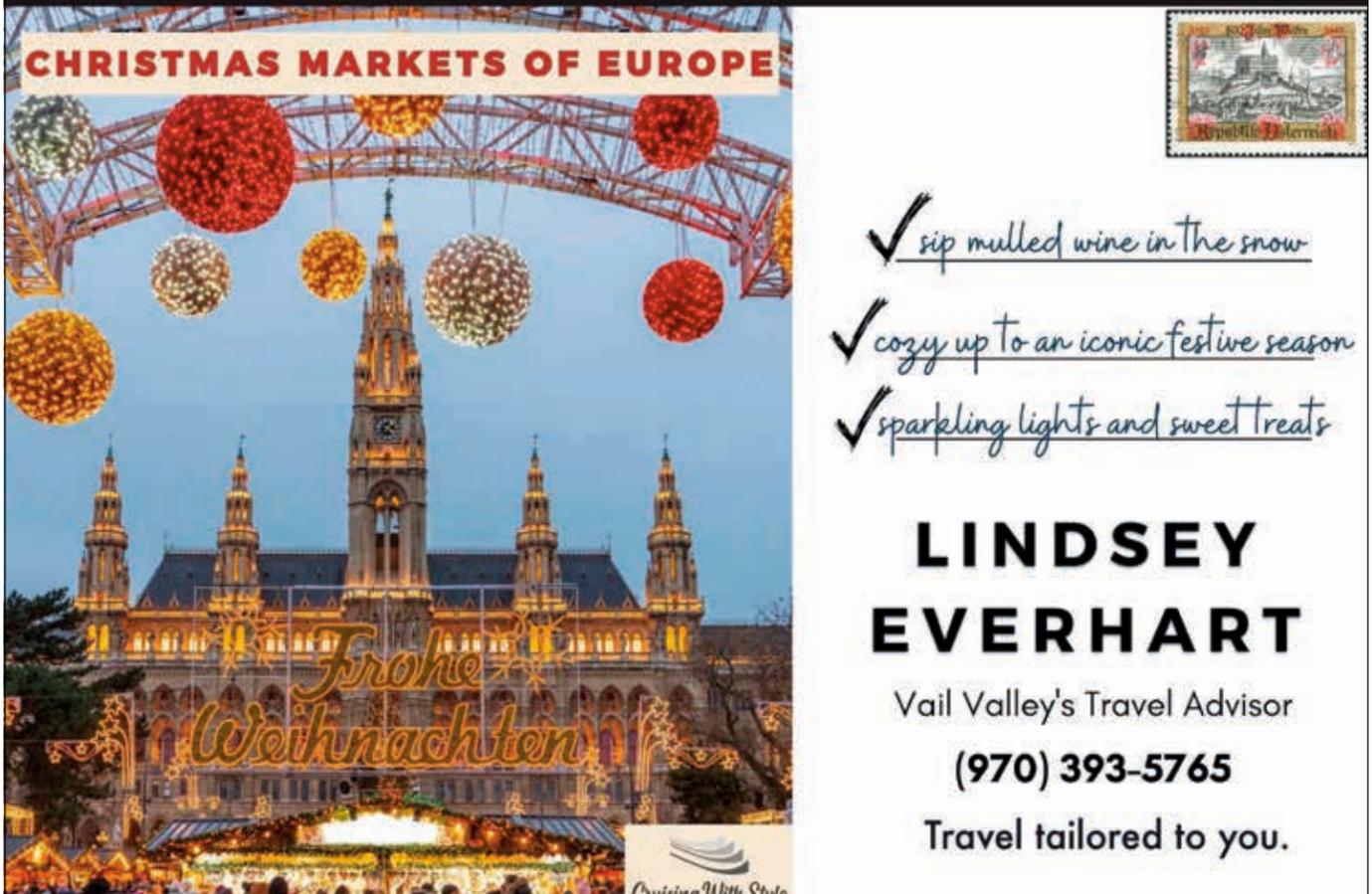
A lot has been written about the joys of a trip to Mallorca, but not as many from the point of view of a bicycle

1 / Riding up the Col de Femenia 2 / Mallorcan strawberry croissants 3 / The Cathedral Palma de Mallorca

seat. As a lifelong cyclist, I want to share the pleasures of seeing Mallorca by bike. Before our trip, I barely knew where Mallorca was, and nothing about its history, charm, and beauty. I've done a 6-month solo bicycle tour across Europe, ridden Cape Cod, cycled in Tasmania, and I ride several times a week – road bikes or mountain. But my rides are self-supported, meaning you're on your own and carry your own gear.

In Mallorca, our guides Joan (pronounced Yoe-Ahn) and Juantxo (pronounced Hqwuan-Cho) from VBT made it easy so anyone can do it. They supported us with a van, took care of our bikes, hosted our events, and made sure we were all set in our beautiful 4- and 5-star hotels. On rides, they'd surprise us when we rounded a corner to find snacks and lemonade right when we needed them. One day we rode past Joan's house, and he serenaded us with his classical guitar. My wife, Carri, and I have decided we'll never do another self-guided trip.

Not only did we have great support, but we saw things you'd never see on other trips. Because on a bike, you're in it, not just driving past it, or staying in a single resort. We had the best of both worlds, staying in beautiful hotels at night and getting immersed in the countryside around Palma, the mountains near Soller and Pollenca, the coast around Alcudia



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and Cap Formentor in the north, and the nature parc and Salt Flats in the south of the island. So, if you're reasonably active and like being on bikes, or if you're really into biking, a bike tour like this may be in your future.

You can see our day-to-day itinerary on the VBT site (<https://www.vbt.com/tours/spain-balearic-islands-mallorca-ses-salines-guided-tour/>). The route was so well planned that we were on tiny country roads for most of it, and supported so our rides were just the right distance to enjoy the biking but not too hardcore. We stayed two nights each in three different hotels – The ES Port Hotel in Soller, Mon Boutique Hotel in Pollenca, and the 5-star Font Santa Hotel and Spa in a nature parc next to the Flor de Sal salt flats and near the famous Es Trenc beach. We even had an impromptu jam session on the piano in the Font Santa restaurant, singing “The Letter”, “Your Song”, and “Reelin’ in the Years” before the staff asked us to tone it down.

Each year, Mallorca hosts nearly 35,000 cyclists, from casual riders to international cycling teams, and everyone in between. The terrain is as varied as the cyclists. You can take an advanced tour and follow hardcore routes, like “Big Daddy” in the Tramuntana mountains. Or you can take an easy/moderate trip like ours, which means mostly flat with rolling hills, and a couple of harder “independent rides”, thus leaving more time for Mallorcan food, wine, pastries, and beer. The views on every ride are fantastic – from cobblestoned villages festooned in hanging flowers to lighthouses on rocky cliffs over crystal blue water. By the way, due to an endemic aquatic plant called Oceanic Posidonia, Mallorca has the brightest blue water I've ever seen. On one of our rides from Pollenca to Alcudia, we got to swim in that blue Mediterranean and enjoy a picnic on the beach for lunch.

Mallorca, the largest of the Balearic Islands of Spain, historically of great strategic value in the center of the Mediterranean, is now a major European tourist destination that you really need to see for yourself. Since the first settlements of Tayalotic people from the Bronze and Copper Ages, Mallorca has been conquered by Romans, Moors, and Christian knights from

Catalonia, Spain, and used as a feared base for pirates. You can see this history in most buildings in a layer cake of Roman foundations at street level, Moorish walls, and windows above, and 12th-century Christian architecture on top. “Balearic” means “stone slingers”, as the men of the island were known as fearsome warriors throughout the Mediterranean. When the Romans first tried to conquer the island, the stone slingers blew holes in their boats with their accurately placed stones. When the Romans returned, they covered their boats below the waterline in leather.

Col de Femenia was one of the independent rides, and just four of us rode that day. When the rain started to fall, we were surprised to see Juantxo show up in the van, because this was an independent ride, and he was on his time off. But when torrential rain fell in the town below, he got worried and jumped in the van to see if we needed help. He brought energy bars and even loaned his own rain jacket to my friend Dave, who didn't bring one. When we said we intended to ride to the top, he told us he'd meet us there. So, on the road when wet, cold, and tired, I looked to my right and saw Juantxo, cheering me on from the van.

When we made it to the top we found, not a ruin, but a cozy restaurant serving wine, beer, and hot crusty pizza! Juantxo even found two towels in the van so I could dry off. After beer, most of a whole pizza, and drying my gloves and jacket in the hand dryer in the bathroom, I was good to go

7 / Stone water chute outside Can Del in Soller 8 / Fresh olive oil from Can Det 9 / Our VBT group at the picnic on the beach 10 / Bougainvillea in Formalutx

right when the rain stopped. The sun came out and the ride down was dry, and glorious, seeing the views we couldn't see on the way up. So worth it!

The rest of our rides were a joy; narrow winding roads with “dry stone” walls on both sides draped by cascading violet and magenta bougainvillea, and streets lined with blossoming jacaranda, fragrant hibiscus and oleander, past fields of almond, olive, carob, and citrus. In between was an adventure of Mallorcan food and wine, fresh bread, olive oil, ensaimadas pastry, Hierbas aperitif cocktails, Mediterranean views, and two thousand years of history.

As you might expect, VBT had something for everyone; five of us were on road bikes, two rode hybrids and ten on e-bikes. Our road bikes were new Fuji 1.3s, carbon frame, disc brakes and comfortable geometry perfect for this tour. We brought our own shoes and pedals so we could clip in. Through 6 days of biking, usually with a morning and afternoon ride, and two of the independent rides, every day we were surprised by a different highlight.

Highlights started the first day. At a winery after our first warm-up ride, we were greeted by Kike Marti, an international Paella chef, teaching a Paella lesson using special rice he grows on his own farm. Kike was a great host, and the paella was a treat. We toasted with local wines and finished with more ensaimadas. The next day, after riding to Soller, we had lunch at Can Det, a 16th-century manor house that's been producing olive oil for 500 years, from 1000-year-old trees, by the same family!

Our host, Tomeu Deya, the current patriarch, started the tour pulling water from a stone chute across the street. He told us how fully ripened olives are handpicked from remote trees. We saw the oil crushed from the olives using an ancient stone press of two spherical cones; only modernized by swapping out donkeys for a gas-powered engine. Then

stuffed into woven circular bags that are placed on an olive press to squeeze out the juice for additional filtering. After the tour, we had a tasty lunch of fresh olives, Pa amb oli (a traditional Mallorca dish of fresh crusty bread, olive oil, and local tomatoes rubbed into the bread), prosciutto, black and green olives, and red wine, while sitting beneath a family tree showing 75 generations of their family who've run the house for five centuries. And by the way, Tomeu's granddaughter handles the social media for them today.

VBT served up many surprises. Next up was the Oliver Moragues Grandhouse and Winery on our ride from Pollenca to the Font Santa Hotel. It's a small inn in a traditional manor house, on a Mallorcan finca, surrounded by vineyards. The winery brings to life Mallorcan tradition and history that you can see in the uneven cobblestone entry where horse and cart brought food directly into the house, and the cold storage room in the cellar surrounded by ancient handmade glass containers villagers used to collect their wine. Since 1511, the same two families have owned the estate, dedicated to making wine here for more than five hundred years.

We were told that when the Spanish conquered the island and built the house in 1229, the history of the property goes back even more. Meeting the current generation, we learned their goal is to make wine here for another five hundred years. But they said it's tough when they receive offers to buy the property every day, amidst daily struggles to make enough money to support it. Hotel guests stay in the ancient house or newer guesthouses, and enjoy two pools and a fresh vegetable garden full of exotic Mallorcan veggies. We loved the OM wines and had one of the best meals of the trip - a typical lunch of Mallorcan tapas accompanied by four wines for tasting: Mallorcan tortilla, coca de trampó (Mallorcan pizza), Mallorcan empanada, pa amb sobrassada, salad and sugar shellac'd Cremadillos for dessert.



11 / Riding the Mediterranean coastline 12 / Col de Femenia 13 / On the road again...





14



15

Our favorite towns were the mountainside villages of Fornalutx and Port

Soller. Fornalutx is a tiny village high in the Tramuntana Mountains, said to be the ‘Prettiest Village in Spain’. The ride to Fornalutx was our favorite ride too, through orange and lemon groves and up a few hills to classic Spanish stone buildings, red-tiled roofs and narrow streets overflowing bougainvillea, oleander and hibiscus that pull you in with a traditional rustic charm. Port Soller, another beauty, sits on a horseshoe bay with a wide boardwalk with an old lighthouse on the head, surrounded by many bars and restaurants, where we had cocktails.

As a prequel to the ride, we spent two advance days in the capital city of Palma. We discovered late night snacks of grilled sandwiches with salmon and local honey at L’Antiquari Café and Bar, a quirky hole in the wall near our hotel. We toured the city, dominated by the 12th century Cathedral of Santa Maria, which has the largest rose window in the world and interior redesigned by Gaudi, and the Royal Palace of La Almudaina, which dates to the 14th century, and is the official residence of the King and Queen during their stays in Mallorca.

hotel with a sweeping view of the Bay of Palma (<https://www.ellorenc.com/en/rooftop/>) plus dinner at La Vieja Gastronomía de Jonay Hernández, where more Negronis and the Iberian Pork “Bichillo” were hits. (<http://www.lavieja.net>). We stopped at Claudio’s for award winning hazelnut gelato on the way back to our hotel.

The highlight of the pre-trip was a WithLocals tour called The Ten Tastings of Mallorca (<https://www.withlocals.com/experience/the-10-tastings-of-palma-de-mallorca-7c4ea706/>). Billy, our guide, walked us around Santa Catalina and shared the secrets of Mallorcan treats like the red sausage sobrassada on crunchy toasts, tortillas de patatas, Gilda anchovies on toothpicks with hot peppers in garlic, vinegar and olive oil, tuna empanadas, and Mallorcan bread. We stopped in places we’d never have approached on our own, including the bakery Forn de Gloria where we were served sobrassada toasts by the baker with a tiny baby on her hip, and even stopped at a Vermuteria for vermouth on tap. We finished off with ensaimada pastry and gelato at Can Joan de s’Aigo so we were prepared for all the flavors to come. All in all, touring Mallorca from a bicycle seat, is a great way to go.

14 / The Mallorcan coast near Cala Figuera 15 / Final group dinner at the 5-star Font Santa Hotel and Spa

Food was a big part of the unexpected joy of Mallorca. Our evening started with Aperol spritzes and Negronis at the rooftop bar at the Ellorenc

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JOHN TYLER

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How has Singletree performed this year so far?

- » 4 active properties currently on the market with an average listing price of \$1,948,750
- » 4 pending properties with an average listing price of \$2,349,142
- » Closed property types include:
 - 2 condos closed
 - 15 duplexes closed
 - 5 townhomes closed
 - 13 single-family homes closed
- » There are no active homesites or homesite sales year-to-date

SALES SUMMARY:

- » A total of 35 closings since January 1, 2023
- » Cumulative sales volume reached an impressive \$71,263,177

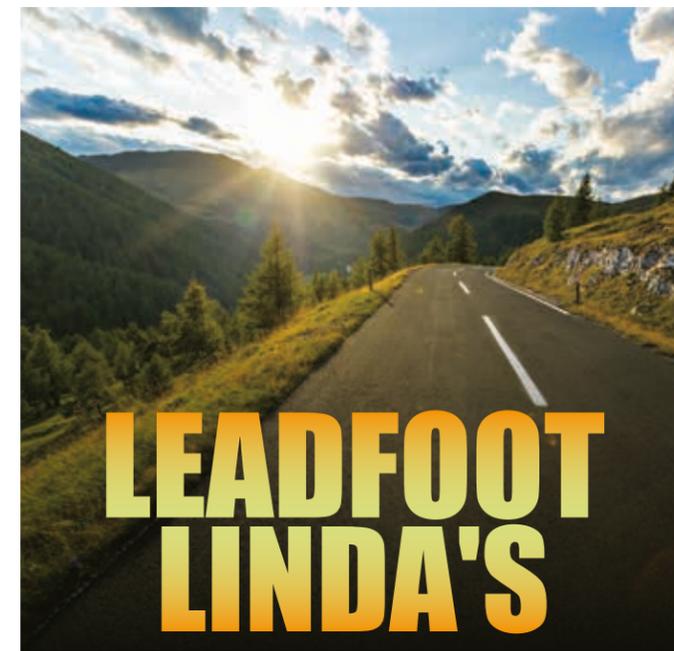
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Check here for the snow and weather report



Check out some of my favorite holiday events around town

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RUFF TO MEET YOU!

CONTRIBUTED BY SINGLETREE PET, BODIE SMOOKE



I was born in central Pennsylvania, at the bottom of the highest skiable mountain in PA. I thought that mountain was very special. But my Mom and Dad brought me to Colorado when I was 10 weeks old. I was in awe of the Rocky Mountains! And have enjoyed this spectacular neighborhood for the last 11 years.

I feel very special because my cousins also live in Colorado and I am able to visit them frequently. They take me for walks, feed me special treats, and let me sleep with them on sleepovers. The key is to watch out for the littlest hands, they give the biggest and bestest treats.

One of my best friends is my cousin Tucker. We are both pretty old. He used to live in Boston. I was so excited when I heard he was moving to Denver! We get to play together both in Singletree and when we visit Denver.

Cya around. But not in my yard! Ruff!



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Eagle County is the best place for dogs. People here literally design, make, and post signs like the one shown here to instruct each other about how to deal with our sh*t. "It's required by law."

None of this watchdog lifestyle is possible without a strict adherence to duty. I know and protect my family's house and yard with a smell map, military-grade. Deer poop, rabbit poop, neighbor poop - I know which is which and where is where. If I hear anything, I go ruff and if I can go ruff and it's still there, the whole house knows, ruff ruff ruff ruff ruff ruff.

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PEDALING FOR A PURPOSE: ROB RUBINOFF'S QUEST TO MAKE A DIFFERENCE

CONTRIBUTED BY RON RUBINOFF, SINGLETREE RESIDENT

I have been a fan of the Vail Valley for over 30 years, with what began as father and son ski trips along with action packed family vacations. Vail officially became my second home when I settled in East Vail at Timber Falls 20 years ago and then moved to Singletree six years ago. Today, I divide my time between Vail and my home in Ft. Lauderdale, Florida.

I have always loved Vail but my time in the valley was limited due to the nature of my job as Group President of Hunter Douglas North America, the world leader in the production and sales of window treatments. After 37 years, retiring from Hunter Douglas in January 2023 allowed me to look forward to fully enjoying all that the Vail Valley and South Florida has to offer. I failed! Not with enjoying my two homes, but at retirement. In May of 2023, I accepted the position of Global CEO of Hyman, Inc., a conglomerate manufacturer of all things related to the home.



Ron at the Miami Dolphins Ride for Cancer Challenge

In addition to my professional career, my true passion is in giving back to the community, particularly in being involved in not-for-profit organizations that fight diseases and illness. I found a great way to combine one of my favorite pastimes, road cycling (which I began 15 years ago when I teamed up with close friends), with my passion for making a difference. What began as a pleasant diversion soon evolved into a means to help those suffering from debilitating diseases in the form of charity rides. The first charity ride



Ron presents a check for \$4.2 million to the Sylvester Cancer Center at the Miami Dolphin Stadium

that we undertook was in St. Augustine, Florida, where the beneficiary was the Multiple Sclerosis Society. One thing led to another, and it wasn't long before I was doing five to six charity rides a year for various organizations.

The Miami Dolphins organized the Ride for Cancer Challenge known as the DCC to honor the memory of Jim Mandich, former tight end and longtime broadcaster, who succumbed to cancer in 2011 at age 62. I was drawn to this ride because the Dolphins were able to attract enough committed sponsors that 100% of the money raised went to fighting cancer and directly to the Sylvester Comprehensive Cancer Center rather than defraying the expenses of organizing the ride. In its first year, more than \$500,000 was raised for research. I am extremely proud of the fact that I was responsible for raising \$50,000 of that total! The charity ride now raises over \$5 million each year with my personal fundraising efforts reaching over \$400,000.

The first ride started at the Dolphin Stadium and covered 175 miles over two days, making the first pit stop at the Sylvester Comprehensive Cancer Center - adjacent to Jackson Memorial and the University of Miami Hospitals. During that ride, I was totally unaware of the role that Sylvester would soon play in my life and the role that I would soon play at Sylvester.

Five years after the first cancer ride, my wife, Leah, was diagnosed with cancer. Right after her diagnosis, she had surgery to remove a tumor. Following the surgery, she was scheduled to go to Sylvester for further treatment. It was 4:30 that afternoon when the staff at Sylvester realized that she had contracted a serious infection that required immediate attention. Sylvester is not an inpatient facility, but they did have a few beds in case of emergencies like this. She spent the next eight days at Sylvester where I remained



Purple jerseys for a 100 mile ride for Leah



by her side. Those eight days would prove to be life-changing for me, notwithstanding Leah's critical situation. After spending 24 hours a day at Sylvester, I realized I had been there before. It was the first pitstop of my first DCC ride.

Throughout Leah's fight with cancer, I had the opportunity to observe the day-to-day operations of Sylvester and observed the inefficiencies in how the center functioned administratively. Despite offering outstanding care, the center was challenged with the registration process

for incoming patients who would have to re-register at every department they visited. I observed first-hand how the registration procedures caused patients and caregivers to wait for an excessive amount of time while being processed. Other elements of the operation such as the after-hours phone system and lack of technology impacted patients' lives. Change was needed and I was determined to make change happen. I brought my extensive business experience to bear on an organization clearly in need of process improvements.

I had been invited to an event honoring the largest fundraisers. The event happened to coincide with my wife's stay at Sylvester, so I was happy to attend as I knew that Dr. Nimer, the Director at Sylvester, would be in attendance. I approached Dr. Nimer and struck up a conversation that soon came around to the inefficiencies that I had observed, and I expressed an interest in helping to fix the situation that I found troublesome. Rather than appearing to lecture Dr. Nimer with a litany of the center's ills, I offered to roll up my sleeves and help organize a group of individuals focused on process and procedural improvements.

The center had created a patient and family advisory committee, still in its infancy, and I was invited to join that committee made up of physicians, nurses, administrators, patients, and caregivers. Over the years, the team has matured and made significant changes by introducing

technology into every aspect of the administrative processes. With the advent of a phone app, improved website, streamlined registration process, and the advantage of identity technologies, the facilitation of processing patients through the center as well as patient communications have been greatly improved. Procedures such as automated patient check-in have greatly reduced patient wait time. As an active member of the Sylvester Patient and Family Advisory Council, we focus on subjects from patient care to patient “customer service” and streamlined communication – and we are making a difference!



unabated. I appreciate the fact that the Singletree community truly embodies the spirit of making a difference. My goal is to make an impact on our community as well, which is why I am a current member of the SPOA Board of Directors.

Sadly, Leah did succumb to her cancer, but my dedication to raising money for cancer research remains

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Melinda Gladitsch, Chairwoman of the 2023 Walk to End Alzheimer's, with family at the Walk



200 participants, including 40 teams, joined forces on a brilliant September Saturday at Brush Creek Park to join the fight against Alzheimer's. The Rocky Mountain Walk to End Alzheimer's is one of about 600 fundraising walks sponsored by the Alzheimer's Association nationwide, which collectively are the world's largest fundraiser for Alzheimer's care, support and research. Well on its way to achieving its 2023 goal of \$158,000, donations are still welcome. To contribute to the cause, please visit act.alz.org.





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'Tis the season! The perfect time to add a few new treats to your traditional holiday menus



With the holidays upon us, Ingrid Dampier has generously shared her recipe for sugared pecans, Craig's all-time favorite snack, and a deliciously tasty twist on traditional French Toast. For additional recipe ideas, please visit Ingrid's blog at MyAMazingCookbook.com.

SUGARED PECANS

- 1/ Preheat oven to 325°
- 2/ Beat 1 egg white (extra large) until very stiff (3 minutes on high)
- 3/ Gently fold in ½ cup sugar and 1 tsp salt
- 4/ Add 1 lb pecan halves - stir gently to coat completely
- 5/ Melt 4 Tbsps of butter in a large lipped pan in the oven
- 6/ Spread pecans on pan and bake for 10 minutes
- 7/ Remove from the oven and stir the pecans with a spatula
- 8/ Bake for an additional 8 minutes and stir again
- 9/ Bake for the last time for 6 minutes and then remove from the oven and let cool on wax paper (with aluminum foil under the wax paper to avoid a mess) or parchment paper



OVERNIGHT EGGNOG FRENCH TOAST

Ingredients (serves 6 to 8)

- 8 large eggs
- 2 cups half-and-half
- 1 cup eggnog
- 2 tablespoons granulated sugar
- 2 tablespoons packed light brown sugar
- 1 tablespoon pure vanilla extract
- 1 1/2 teaspoons freshly grated nutmeg
- 1/2 teaspoon ground cinnamon
- 1/4 teaspoon salt
- 1 loaf challah or brioche bread (about 15 ounces), sliced ½" thick
- 3 tablespoons turbinado sugar (or regular sugar)
- Confectioners' sugar for dusting
- Whipped cream and/or maple syrup

Directions

- 1/ Whisk the eggs in a large bowl. Whisk in the half-and-half, eggnog, granulated sugar, brown sugar, vanilla, 1 teaspoon nutmeg, cinnamon, and salt.
- 2/ Spritz a 9 x 13 baking dish with oil to avoid the bread sticking. Arrange the bread slices in 2 lengthwise rows in the dish, shingling the slices. Pour the egg mixture over the challah and gently press down. Cover with plastic wrap and refrigerate overnight.
- 3/ Preheat the oven to 350 degrees F. Combine the turbinado or regular sugar and remaining 1/2 teaspoon nutmeg in a small bowl. Uncover the challah and sprinkle it with the sugar mixture. Bake until browned and puffed for 35 to 40 minutes. Allow the dish to sit for 10 minutes.
- 4/ Dust with confectioners' sugar and serve with whipped cream and/or syrup.

FROM THE CHEF

We used Brioche bread and our leftover Christmas Egg Nog. Wonderful taste and easy to make. We served the French Toast with a mixture of maple syrup, butter, and Truff Hot Sauce (or Heinz Hot Chile Honey), and bacon. Deliciously sublime... Bon Appetit!

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