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- Sheila and Gerald Katz, 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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Hello Singletree Residents!

HERE IT IS ... August! As the summer sun continues to shine, I am excited to share with you more stories that reflect the energetic lives and adventures of our residents.

First, we get to know the Viele family. Growing up in the Roaring Fork and Vail valleys, Rachel and David ultimately found Singletree to be the perfect place to build their home and raise their family. Their young athletes, Wyatt and Kathleen, donned ice skates at an early age – encouraged by Dad to develop their abilities as skiers – only to ultimately choose the ice over the hill. They are, indeed, a very busy “hockey family”!

Don't miss our *Travel Tales* story featuring Kathi Kotula's enchanting trip to Bali. From the breathtaking temples to the rice fields to the bustling markets, Kathi shares the highlights of her journey and offers a glimpse into the vibrant culture and natural beauty of this tropical paradise. Who knew she would discover she is really a monkey whisperer?

In May, we celebrated the Class of 2024 graduates in the neighborhood. At press time, the results of the sports season's end were yet unknown. In this issue, we are thrilled to showcase the incredible athletic achievements posted by Cash, Claire, Lily, Molly, Piper, Tieg, and Thomas. Big thanks to Rex Keep for capturing their hard work and passion in a memorable collection of photos.

Planning the SPOA Summer Party is just the tip of the iceberg for Nina Timm when it comes to her responsibilities. With the annual event happening this month, it is only fitting to go behind the scenes to better understand her role and to gain a deeper appreciation for the work that goes into making our community a wonderful place to live. Be sure to thank Nina for all she does when you see her on the 17th!

We hope you enjoy these stories and more that reflect the spirit and diversity of our community. Here's to a fabulous month!

Warm regards,

Holly Proctor

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



AUGUST CONTRIBUTORS

YOUR STORIES. OUR PAGES.

Without your support, this publication simply wouldn't exist; the continued growth and success of *Stroll Singletree* relies on ongoing contributions from people like you. Please email your ideas, stories, and photos to holly.proctor@n2co.com. We look forward to hearing from you!



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NINA TIMM
 Community Spotlight

Special thanks to Rex Keep for celebrating the season end for the BMHS Huskies on the lacrosse field, volleyball court, golf course, and soccer field! His spirited photos truly capture the essence of passion, teamwork, and athleticism.

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SUNDAY, AUGUST 25, 2024
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CERESÉT BEAVER CREEK

Howdy! I am Courtney Devereaux, owner of Ceresetâ in Beaver Creek. I am a native Coloradoan, born in Denver, and raised in Ft. Collins. I graduated from Colgate University in Hamilton, NY. After having spent ten years in San Francisco, I moved back to Colorado after the pandemic and decided to move to the mountains because of my love of skiing, fly-fishing, mountain biking and hiking.

I believe the Vail Valley is an ideal location for Cereset and the multiple services it provides for mental health. People around the country, including myself, can attest to its life changing benefits in terms of well-being, energy, positivity, and clarity. Cereset is the first of its kind - non-invasive, drug free brain technology delivered in a series of sessions that provide long-lasting results.

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POLLY HASTIE NP

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Polly Hastie, NP-C, MSN, MSW, RN, is the medical director and owner of UPLIFT / Advanced Aesthetics & Laser Center. As a nurse practitioner, Polly opened the doors to UPLIFT in 2020 after 10 years practicing with an esteemed plastic surgeon. Previously a psychotherapist, she has been delivering bespoke cosmetic injections and laser treatments for 15 years with part of her time spent working in women's health. Described by her clients as a magician, Polly is a perfectionist and treats her clients' faces respectfully as art.

Bursting with beloved clients, expansion was inevitable, so Polly created a bright, welcoming office above Hovey & Harrison. She has been joined by the finest practitioners in the valley, Tarrah Suman RN, Ivette Rosales (Pure Hydrate IV), Ali Robinson Aesthetics, and Olivia Hesse (Liv Aesthetics). High impact offerings include: BBL, IPL, MOXI, Morpheus 8 Microneedling RF, CO2, Sculptra facial transformation, Neck rejuvenation, PRF Hair Restoration, Botox, Daxxify, Dysport, Dermal Filler, Anti-aging IV Therapies, Laser Hair Reduction, Facials, Waxing, Peels, SkinPen PRX Unicorn Peel, Permanent Makeup, Lash Lifts, Brow Artistry, and more.

Due to high demand, Polly has brought hormone replacement therapy back into her practice and offers the magical GLP-1 weight loss injections which has been a gratifying addition to cosmetic work. A self-proclaimed education junkie, she holds four degrees and regards education as paramount to safe aesthetic practice. Polly built her business on 98% word of mouth referrals and zero social media.

Warm and authentic, Polly possesses a bleeding heart for animals and has discovered that minimizing the suffering of dogs is her "Why". You may have seen Polly in the neighborhood with her husband Jeff, scruffy dog Gordy, or one of her foster pups.

Please visit upliftwithpolly.com to schedule an appointment or text 513-706-1110 for weight loss or HRT help.

Join the *Stroll Singletree* Team: We're Looking for Creative Talent!

Are you passionate about storytelling and community engagement?

Whether you're a student looking to boost your resume or a resident eager to become more engaged in the community, we're looking for talented individuals to fill two dynamic roles on our *Stroll Singletree* team.

SOCIAL MEDIA MANAGER

As our Social Media Manager, you will:

- **Share Stories:** Post engaging content from our magazine, highlighting local stories and events.
- **Capture Moments:** Take photos and videos, creating real-time posts that showcase the vibrancy of our community.
- **Increase Visibility:** Strengthen our social media presence and foster connections within the neighborhood.



CONTENT CURATOR

In this role, you will:

- **Discover Stories:** Find families to feature, pets to introduce, travel adventures to share, and more.
- **Highlight Achievements:** Showcase local athletes and community members involved in non-profits.
- **Engage the Community:** Develop compelling article ideas that reflect the heart and spirit of Singletree.

These roles may be filled by one multi-talented person or several passionate individuals who would love to contribute to a thriving neighborhood magazine.

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- John Heilmann, Singletree



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We want to extend our heartfelt gratitude to Storm Help Pro for hosting the Summer Solstice Soiree in Singletree. Even though the rain cut our event short, your team's dedication and spirit shone through. Thank you for being a steadfast partner and for braving the elements with us.

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SINGLETREE
Berry Creek Metro District and Singletree Property Owners' Association

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MEET YOUR NEIGHBORS

DAVID, RACHEL, WYATT, & KATHLEEN VIELE

PHOTOGRAPHY BY
JEFFREY HULSE PHOTOGRAPHY

In 2014, the Viele family chose Singletree as the perfect place to build their home and raise their family. The Vieles are active! If you can catch them, you will find them on the trails, in an ice rink, on the Sonnenalp Golf Course, or enjoying one of the many activities our neighborhood has to offer. The Vieles love living in Singletree for its convenience, sun, abundant amenities, and wonderful neighbors.

Both Rachel and David are Colorado natives; Rachel was born in Aspen and grew up in the Roaring Fork Valley and David in Vail. Rachel and David were both competitive athletes growing up. Rachel's running led her to the University of Colorado, where she earned a degree

in Finance. David was a competitive ski racer growing up and graduated from Dartmouth College and competed for the Dartmouth Ski team, Denver University as well as the US National Team. David also earned an MBA from the Daniels College of Business at Denver University.

Both Rachel and David found themselves in Denver post college where they worked in finance. The lure of the mountains hit David first, and he returned to the Vail Valley in 2002 to work for, and eventually assume the reins of the family construction and development business. Rachel and David were introduced by a college friend in 2006 and following a short courtship, David persuaded Rachel to join him and start a family in the Vail Valley.

The Vieles love living in Singletree for its convenience, sun, abundant amenities, & wonderful neighbors.



Rachel and David were married in 2007 at the Vail Chapel, where David's mother taught Sunday school when he was a child. Wyatt was born in 2009 at the Vail Valley Medical Center on the eve of the year's first snow. Wyatt was an unusually active child, walking by 10 months and finding trouble and adventure at every turn. He was on skis at age one, on skates by age three, always at full speed and often accompanied by visits to the hospital. Kathleen joined the family in 2012. She was the most precious little girl and brought, and continues to bring, abundant joy to her parents. Kathleen quickly learned to keep up and join the family on their many adventures.

Both Viele children attended Children's Garden of Learning, Stone Creek Charter School, and Vail Ski and Snowboard Academy (VSSA). Kathleen currently attends VSSA as a hockey player and Wyatt attends a similar sports academy in Superior, Colorado where he plays AAA Hockey for the Rocky Mountain Rough Riders.

A HOCKEY FAMILY
Now 14, Wyatt started ice skating at age three and playing hockey at age four because his dad believed that the sport would help develop his abilities as a skier. Much to his father's chagrin, Wyatt chose hockey. As did Kathleen. Both Wyatt and Kathleen played mini mite hockey for the Vail Recreation district and have worked their way through the hockey ranks ever since.

In 2021, Wyatt was selected to join the Rocky Mountain Rough Riders AAA hockey team in Superior where he has played ever since. After a year of commuting for hockey practice, the family enrolled Wyatt in a sports academy in Superior, where he also plays lacrosse. He has excelled in his pursuit of his hockey dreams and served as the team captain the past two seasons. He hopes to play hockey at the highest level and is committed to working hard enough to achieve that goal.

Wyatt has been selected out of the Colorado Combine to attend USA Hockey district camps in each of the



past two seasons. The family has joined him on numerous hockey adventures around the country including four hockey trips to Europe. Mom and Dad always find a way to make an adventure out of the trips and have been able to bookend adventures to France, Italy, and Croatia.

At the age of 12, Kathleen also enjoys hockey and plays on the boys' team for the Vail Mountaineers. This summer she is taking golf lessons at the Sonnenalp Club, working out at the new youth GOAT Sports Training facility in Edwards, and running in the local trail race series. Kathleen loves cruising the neighborhood on her e-bike.

MOM AND DAD

Rachel has been a real estate broker for Slifer, Smith and Frampton since 2011. She currently works out of the Four Seasons office in Vail Village and has become one of the Valley's top producers in recent years. Her attention to detail and vibrant personality, coupled with her background in finance, have allowed

Rachel to develop a great client base and form many lasting and meaningful relationships.

After stepping away from the day-to-day operations of a construction company in 2020, David started a consulting business focused on assisting small business owners develop and implement transition and exit strategies. He continues to work in the construction and real estate industries and is currently engaged on a project in Steamboat where he serves as Chairman of the board of Alpine Master Builders. David also currently serves as chair of the Singletree Design Review Committee and is a board member of the Berry Creek Metro district.

The Viele family are committed supporters of Vail Valley YoungLife/ WyldLife and host breakfasts for the campaigner high school group throughout the school year. A love of the outdoors and appreciation for the environment and their Creator are ever present themes in the Viele home. Singletree is the perfect base camp for all of their adventures.



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Our hosts: Craig, Scott, and Ingrid Dampier

Flamingo Friday Returns

Nothing says summer like Flamingo Friday! Many thanks to Ingrid, Craig, and Scott Dampier for hosting a festive evening of community camaraderie!



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August Night
13" x 13" (detail)
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Hi there, my name is Dexter!

I am a 14-year-old rescue kitty who lives with my parents in Gypsum. If I'm not sitting in a lap or begging for treats, I can be found napping under the covers on the bed. My favorite activities include following my mom everywhere she goes and splashing in my water bowl. I was rescued as a senior with multiple health troubles - but I'm living on love and thriving with the care of the Mountain Animal Hospital team!



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Honoring the Past & Shaping the Future of Singletree: Happy Power and Lisa Griffith Form a Dynamic Partnership

Happy Power and Lisa Griffith join forces to offer a unique combined skill set, market expertise specific to Singletree, and the time and resources of two real estate professionals who represent your best interest as a buyer or seller

HAPPY POWER AND LISA GRIFFITH are a real estate team collaboration combining the past, present, and future of Singletree. We understand the historical allure of the neighborhood and what brings Singletree homes a unique value today, setting it apart from others. Looking forward, we see a bright future for this ever-evolving community.

A Look Back at History and the Evolution Home Design in Singletree

The original Singletree builders of the 1980s incorporated the adobe architecture with exposed wood rustic beams

for many of the homes popping up in the then new down valley neighborhood. Pioneering builders like Charlie Dolan, George Gregory, and Les Samelson helped define the aesthetics of the area while creating value for the homes they built.

Forty years later, many homes are undergoing reinvention as residents collaborate with popular Vail area architects including Kyle Webb and Hans Bergland. Their creative vision brings a contemporary spin to existing residences, emphasizing the natural



171 Stagecoach Road

flow of how we live in a home in the 'modern age'. With this new influx of designers, the landscape of Singletree continues to evolve and change to meet the needs of the current homeowners.

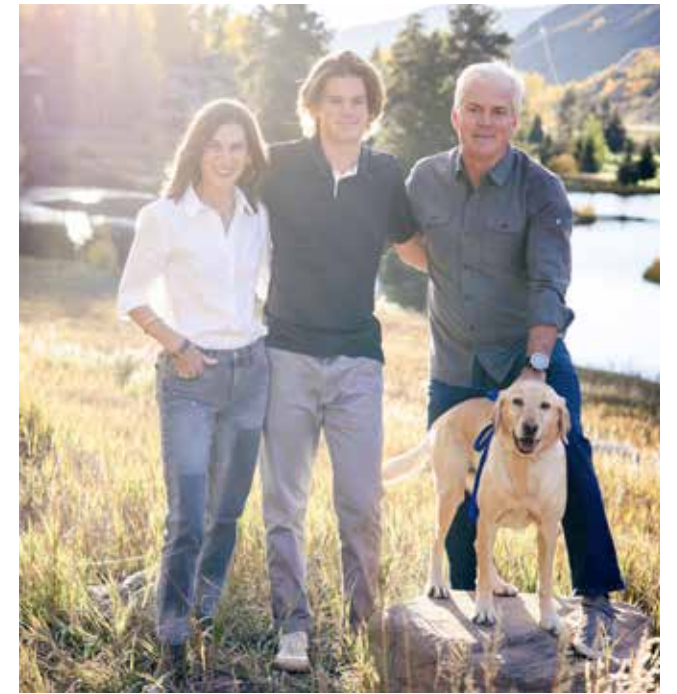
Understanding Today's Trends in Real Estate Transactions

Following the frenzied real estate market of the pandemic, we can now see certain trends in transactions, especially in the last few months.

As of late, inspections are becoming much more robust than in the past. Sewer scopes, fireplace scans, and deck support assessments have become common practice among inspectors in the area. These issues can easily snowball into significant points of negotiation in deals involving expensive repairs. Owners should stay up to date with regular maintenance services on mechanical systems. Years of deferred maintenance easily turn into daunting costly repairs. While the buyers during the pandemic may have looked past these issues in the urgency of their desire for more or new space, the buyers of today expect much more from their purchase and are willing to wait for the home that is in excellent condition.

The Value of an Established Professional Network

Real estate brokers are the project managers of any transaction. **We are the glue connecting our clients with our long-established matrix of local professionals who bring their individual expertise to the table.** Our expansive network of vendors including builders, designers, architects, insurance providers, domestic and international attorneys, financial advisors, land surveyors, plumbers, electricians, mortgage brokers, property



Lisa, Mark, and

managers, and inspectors help our clients every step of the way. We bring all these local experts to the table to leverage their knowledge on our clients' behalf all while meeting contract deadlines on a timely basis.

Happy's Success as a Long-Trusted Expert in the Neighborhood

Happy possesses a hard-earned stellar reputation and has more than 25 years of expert brokerage experience with Singletree properties. She recently made the 2024 Real Trends list, ranking in the top 1.5% out of all agents in the United States. Happy has continually ranked among the top producers at Slifer Smith & Frampton for the past 16 years.

Happy knows what brings higher value to a home like no other. She holds archived knowledge of material facts affecting the value of a residence such as the aspect of the home, southern views vs northern views, and challenges with certain types of exteriors prominent in the area. Because she has sold so many homes in Singletree, she is aware of the unique history of a massive portfolio of properties as well as the benefits and potential concerns associated with each home. After decades of building a network, Happy has established herself as a true insider's connection.

A Fresh Perspective with Lisa

A recent recipient of the Slifer Rising Star award in 2024, Lisa also brings extensive experience in transactional skills and negotiating acumen gained from her 25 years working in corporate legal departments of not only Vail Health Hospital but also Fortune 500 companies including The Coca-Cola Company, Turner Broadcasting System, and Century Link. She has a comprehensive background



Happy Power with her family



78 Mission Place

in negotiating major contracts and reaching settlements on complex matters. Lisa brings decades of legal experience advocating on behalf of her clients providing the best outcomes. Very few Realtors possess the combination of her wealth of corporate experience and knowledge in the luxury real estate market.

The Power of Two: Introducing a Compelling Collaboration

We offer our clients a unique combined skillset that cannot be duplicated. By working with us, you will have access to the resources and time of two real estate professionals working diligently on your behalf to represent your best interests. We successfully negotiate with market expertise specific to Singletree. We offer our clients a streamlined process making the most efficient use of their time while guiding them through the numerous necessary steps in a transaction.

By the Numbers: Notable Sales in Singletree

Happy and Lisa have recently completed a number of transactions in Singletree, including these notable sales:

- 11 Chute Circle - \$3,500,000
- 40 Drive - \$3,300,000
- 1880 Winslow Road - \$3,271,000
- 171 Stagecoach Road - \$2,550,000
- 78 Mission Place - \$1,950,000
- 1123 Berry Creek Road - Under Contract



1123 Berry Creek Road

A Bright Outlook for the Neighborhood

We know that Singletree has become more attractive not only to many homeowners who have lived in the Vail Valley for decades, but also to newcomers to the area as well. We are committed to the lifestyle of this magnificent mountain town and to building the values in the neighborhood. We look forward to the opportunity to work with you!

To learn more, please visit happyinvail.com or lisasellsvail.com or contact Happy at hpower@slifer.net or 970-331-8196 or Lisa at lgriffith@slifer.net or 720-255-4236.



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I found my King!

Bali Ha'i May Call You...

Kathi Kotula discovers beauty, serenity, and peace in a land of many treasures

ARTICLE CONTRIBUTED BY KATHI KOTULA, SINGLETREE RESIDENT

BEAUTY, HAPPINESS, AND LOVE is brightly shining on the faces of the spiritual people of the islands of Indonesia. The feeling of serenity in this peaceful paradise is immense as you arrive and begin to experience the aura of the islands. Once again, I am in a place I feel I never want to leave. Life is wonderful!

As with many people, I want to travel the world, work on my wish list, and enjoy my golden years. As with many people, it is hard to find a travel partner that has the time, money, and freedom to go. Therefore, I had a date with Google and input "Bali" and "Solo". Success! Up pops "EF/GoHead Tours". EF stands for Education First,

very interesting. After reviewing, I found I had only to sign up, pay up, and show up. Done. EF does all the work, and they are experts! My kind of trip.

EF set up a chat room for our group so we could... chat. I had the opportunity to make friends and ask questions before we started our excursions. Sumantra was our Bali guide. He was on the chat to prepare us for our journey. I was more than excited for this adventure of a lifetime! Away we go!



Love!

A WARM WELCOME FROM THE MONKEYS IN UBUD

The heart and soul of the island of Bali is Ubud! It is a peaceful, spiritual town known for its temples and wealth of cultural traditions. Ubud is surrounded by jungles and rice fields making the feel so... tropical. There are temples everywhere, everywhere! The people watching was amazing as the locals busily went about their days and the tourists lazily strolled the streets. After meeting up with my new friends, we headed out of town to our first educational experience. In the village of Subak Guliang, we visited a rice farm and were able to learn and assist in the planting of rice. The Balinese view rice as a gift from God and a symbol of life. It really was a good time getting to know my people and playing in the mud! We had an amazing lunch in the rice field accompanied by local music on bamboo instruments.

That afternoon, we made our way back to Ubud to the Monkey Forest, a lush tropical jungle and temple, home to more than 700 macaques. I found my true calling as I entered this haven: I am a monkey whisperer! They were drawn to me! I had monkeys pulling on my sarong and climbing on my shoulders. I wanted to live here. This special time here was so beautiful. The monkeys, the peaceful jungle, the

temples, the people, all made it a very spiritual experience. Did I say I was a monkey whisperer?

TMI: I was taking a shower and I heard a smash in my room. I peeked out and grabbed a towel. There was a monkey in my room raiding the cookie jar. Yes, we had cookie jars in our rooms. The monkey was stealing cookies on behalf of the 8 other monkeys on my deck. Note to self: close deck door when showering. Monkey whisperer. Yup.

The next morning we were off to the "YogaBarn". This was a magical fairyland of beautiful trees, gardens, studios, outdoor cafes, and fine examples of the perfect human body. So many yogis from all over the world travel here to practice. On the other hand, my group looked like a glum lot, but a fun lot. It was a spiritual and relaxing experience.

A traditional Balinese cooking class with our self-made lunch was very educational. The master chef and her family were amazing teachers and our meal turned out to be fabulous. Our first temple, aside from the other 100 we passed as we traveled, is the most famous: Goa Gajah or the Elephant Cave Temple. It is a mysterious Hindu archaeological site with a menacing carved-stone entrance which looks demon-like. Great picture opportunities!!!

In between all our stops there were plenty of street markets. At the Elephant Cave Temple, I met a Balinese woman selling sarongs. Her name was Kathy. My name is Kathi. We both screamed and hugged. She tried to give me the sarong for free. I gave her twice the price and we took pictures. People are wonderful. I want to live here.

In the afternoon, we headed to Tampak Siring, or the Holy Spring Temple. We were to take part in a water purification ceremony in the cleaning pool of the temple. This is serious temple-ing. We had to remove our clothes and put on their robes. We prayed in a beautiful garden and then proceeded to the springs to be blessed under the many fountains. About time I got purified!

And that evening, we enjoyed a Balinese Dance. The dance was a story

of their people long ago. They keep their history alive in such creative ways. This beautiful and dramatic performance was one of many highlights of Ubud.

THE MAGNIFICENT TEMPLES OF YOGYAKARTA, JAVA

We flew to Yogyakarta on the island of Java in a quest to see the most amazing temples in the world. We found them. Prambana was breathtaking at first sight. I was awestruck. We were in monsoon rain but it was hardly



My people



Kathi and Kathy! My new bestie



Balinese beauty

It is immense with 70+ Buddhist shrines that adorn 10 pyramid terraces

Cleaving my soul, comforting my body

noticeable. Okay, it was noticeable. But I felt the need to pray, meditate, make a gratitude list, and buy an umbrella. Photos of this magnificent temple cannot capture the feeling... the world is a special place.

It is the largest 10th century temple compound in Indonesia and dedicated to the Hindu deity Shiva. We met a local guide who gave us a tour and told us the meaning of the vast temple. I had the opportunity to go into a very dark, damp room and whisper a wish into a giant stone oxen's ear. I am certain it will come true.

On the Borobudur Temple, the world's largest monument to Buddha that dates to the 8th and 9th centuries. Once again, jaw-dropping.

which represent the stages one must achieve before attaining Buddhahood (that is a real word).

Fun Fact: Women can become monks. Is this another calling? I like monkey whisperer.

In the afternoon, we took bicycles through a lush local village and made stops along the way visiting people, their family compounds, and taking music lessons. Yes, we stopped at a hut with all kinds of xylophones along with an instructor. We took turns making horribly good music together. At one stop, an elderly woman came out of her hut and I went over to speak with her, along with my guide, Sumantra. I asked her how long she had lived there and how many kids she had. The entire



My new home

time she was massaging my arm. I felt special. I asked the guide if she had answered my questions and he said, "She said 'I had muscles in my arms'." Huh. Feeling special.

A final educational experience of Yogyakarta was a quick stop at a local kris-making demonstration. This ancient Javanese dagger is a piece of true art!

CONQUERING THE CLIMB UP THE BROMO VOLCANO

A train ride to East Java brought us to the home of the volcanic Mount Bromo. We arrived in the village of Mojokerto and wound our way up steep jungle roads to the top of the mountains. Our views at the hairpin turns were of volcanos and steep set rice fields. It seems they can grow



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Amazing Java



Bromo Volcano



Breakfast?



Yikes!

rice anywhere, everywhere here. Rice whisperers.

At the top of the mountain we came to the most intriguing, elegant, best kept secret of a hotel called “Plataran Bromo”. Breathtaking. We were above the clouds looking at the volcanos peeking through. Absolutely amazing, over the top 5-star hotel with views of a lifetime. Everything was so perfect and then it was time to go to the spa to make it extra so perfect.

The next morning was our hike up the Bromo Volcano. We boarded jeeps and headed down the mountain to hike up the volcano.

A great surprise was waiting when we pulled up to the bottom of the volcano to find a gourmet breakfast set formally with pillows for us to sit around the table. I was floored by the setting and set up. The food was cooked by our Jeep guide team and it was amazing.

The climb up Bromo is steps. Lots and lots of steps. Everyone was able to conquer the volcano. It was a memorable experience. I climbed a volcano. Okay, it had stairs.

I loved the Bromo region the most. Maybe the mountains, maybe the cool air, maybe the elegance of the remote hotel, maybe it just reminded me of



My angel

home. We are lucky here. But did I say I wanted to live there?

LIVING THE BEACH LIFE IN NUSA DUA

The final days of our trip were back to Bali to the seaside oasis of Nusa Dua. This area is a luxurious enclave of beach resorts. It was time to relax with a beautiful beachfront dinner. No relaxing the next day as we took a catamaran out to a nearby island to enjoy the beach and ocean activities. Endless fun. I wished I had more days. This part of the vacation was what I was expecting when I was thinking about going to Bali. I had experienced so much more. I want to live there.

A few final words: The hotels were amazing. The food always, always over the top. The people - the nicest, sweetest, most special people. The markets - wonderful and very much inexpensive. The views unforgettable. Always take a local guide. You will learn so much. Sumantra was my paradise super hero.




Bali Ha'i may call you,
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In your heart, you'll
hear it call you:
“Come away...Come away.”


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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!



1123 Berry Creek Road A | Under Contract



70 Hackamore Road

SINGLETREE REAL ESTATE ACTIVITY

Active

- 260 Singletree Road A | Duplex
2 bd | 3 ba | 1,620 sf | \$1,250,000
- 781 June Creek Road S | Duplex
3 bd | 4 ba | 2,507 sf | \$2,345,000
- 12 June Creek Road | Duplex
3 bd | 3 ba | 2,020 sf | \$1,895,000
- 70 Hackamore Road | Duplex
3 bd | 4 ba | 2,423 sf | \$1,695,000
- 11 Tack Road B | Duplex
4 bd | 4 ba | 2,517 sf | \$2,250,000
- 10 Prairie Circle | Single Family
4 bd | 5 ba | 4,604 sf | \$3,299,000
- 31 Appaloosa | Single Family
4 bd | 4 ba | 3,382 sf | \$2,500,000

Under Contract

- 1123 Berry Creek Road A | Duplex
3 bd | 4 ba | 3,273 sf | \$2,975,000
- 1121 Berry Creek Road B1 | Condo
3 bd | 3 ba | 1,908 sf | \$1,595,000
- 931 Singletree 28 | Townhome
3 bd | 3 ba | 1,693 sf | \$1,495,000

Sold

- 640 Charolais Circle | Single Family
5 bd | 5 ba | 4,209 sf | \$3,950,000
- 1121 Berry Creek Road C-6 | Condo
3 bd | 3 ba | 1,514 sf | \$1,360,000
- 110 Stetson A | Duplex
4 bd | 3 ba | 2,641 sf | \$1,875,000
- 751 Singletree Road 1 | Townhome
4 bd | 5 ba | 2,686 sf | \$2,405,000

Source: VMLS 5.15.24 – 6.15.24



THE POWER TEAM

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GO HUSKIES! Battle Mountain High School Shows Up in a Big Way at the 2024 4A Colorado Championships

PHOTO CREDIT: REX KEEP



THE END OF SENIOR YEAR brings a profound sense of achievement - it's a time to celebrate the wins, friendships, and accomplishments in various arenas, including sports. This year, along with their academic success, several Singletree BMHS

graduates made their mark beyond the classroom. Here we proudly celebrate our athletes' success on the lacrosse field, the volleyball court, the golf course, and the soccer field. Congratulations on memorable milestones and games well-played!

GIRLS LACROSSE

Piper Sassi (#20) and Molly Kessenich (#10) began their Battle Mountain Lacrosse careers down 4-6 during the 2020 season that was delayed due to Covid. Girls' LAX at BMHS has come a LONG WAY since those days!

This year, co-captains Piper and Molly led the girls' team into the 4A state tournament as the only undefeated team with a 14-0 record. While the Huskies suffered a disappointing defeat in the quarterfinals as the result of an upset by Northfield, they nonetheless finished the year as back-to-back Western Slope champions with a perfect 10-0 league mark and a final overall record of 15-1. Molly herself set the "all-time" scoring record for Battle Mountain with 150 points, thereby solidifying her status as a top athlete in the school's history.



BOYS LACROSSE

Thomas Dekanich (#18), Cash Case (#6), and Tieg Wachter (#24) helped the boys lacrosse team set a new bar by making it to the 4A state semifinals for the first time in the history of the team. While they came up just short of the finals, their season ended with an impressive record of 15-3 overall and 10-2 in the 4A Western region.

Individually, Thomas, the Team Captain playing in the midfield and attack positions, posted 70 points and 39 assists for the season, a performance that ultimately ranked him 7th in the state for assists. He was named to the Colorado High School Activities Association (CHSAA) All-State Second Team and the All-Conference First Team as well receiving recognition from USA Lacrosse as an Academic All-American honoree. Thomas will be continuing to pursue his passion for lacrosse when he enters the United States Merchant Marine Academy this fall.



As a "middy", Tieg posted 2 goals and 2 assists. Tieg and Thomas have played lacrosse together since their days with Vail lacrosse in elementary school; their steadfast commitment to teamwork remained evident as Thomas assisted on one of Tieg's goals in the game against Fruita - leading the Huskies to a 14-6 win.

Cash joined his teammate on the All-State Second Team and the All-Conference First Team after an impressive season racking up 73 saves as goalie. He ranked 9th in the state for goals against average and was named the BMHS Defensive Player of the Year. Cash is looking forward to playing goalie as a freshman at Montana State University.



GIRLS VOLLEYBALL AND GOLF

Lily Suman (#2) exhibited her outstanding prowess on both the volleyball court and the golf course her senior year as a Huskie. Named Most Valuable Player on the BMHS Girls Volleyball Team, she also received All-State Honorable Mention and recognition on the Academic All-State First Team.

Lily returned to golf in the spring (having not played her junior year) and made six putts from outside 10 feet and found pars on the first, fifth, and sixth holes to place 21st in the 4A Regions 4 tournament at Foothills Golf Course in Denver. Her final score of 94 placed her in position to compete in the 4A state tournament to compete against the 84 best golfers in the state at the Country Club of Colorado.



GIRLS SOCCER

As a vocal and dominant player on defense, Captain Claire Serbinski (#8) guided the girls basketball team through a fun season of exciting wins paired with tough losses. Claire's dynamic moves on the field demonstrated explosive speed and fearless physicality while consistently defending and supporting her goalie.

The team closed out the season with an overall record of 5 wins, 7 losses, and 2 ties. There were 13 seniors on the team this year representing a group of girls who had played together for years on recreational leagues as well as the Vail Valley Soccer Club. The end of the season marked the final chapter in a book of treasured memories... making for a tear-filled senior night.

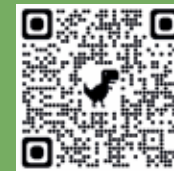


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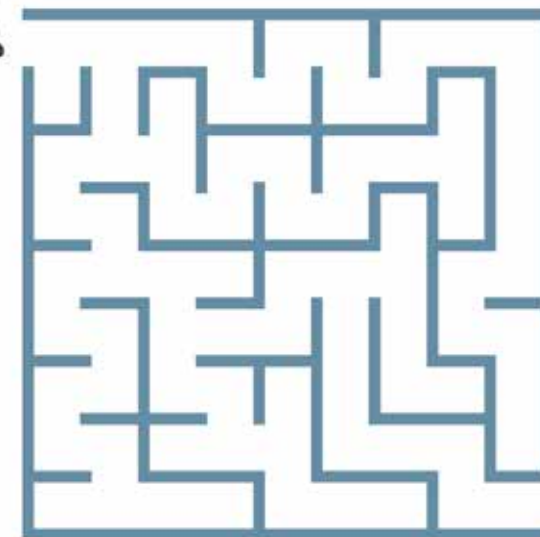
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Savannah Desportes and Cherie Rollins: Empowering Their Futures at Colorado Mountain College

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CONTRIBUTED BY CHERIE ROLLINS AND SAVANNAH DESPORTES, SINGLETREE RESIDENTS
ARTICLE COMPILED BY LISA ISOM, CMC REGIONAL DEVELOPMENT DIRECTOR

This is the second in a three-part series about Singletree residents who are Colorado Mountain College (CMC) alumni. The first article in our July issue chronicled Karen Kern's educational pathway to an associate degree in the 1980s. What follows are the stories of two other residents and their diverse learning experiences at CMC.

GETTING A STEP AHEAD WITH DUAL ENROLLMENT COURSES DURING HIGH SCHOOL

Eighteen-year-old Savannah Desportes, a 2024 Battle Mountain High School graduate, grew up in Singletree and attended public elementary, middle, and high schools practically within walking distance of her home. While in high school, she started taking Concurrent Enrollment Programs Act (CEPA) classes at the Colorado Mountain College Vail Valley at Edwards campus. CEPA classes, also known as Dual Enrollment or DE classes at area high schools, enable high school students to take college-level courses and earn college credits while still in high school. For the most motivated students, an associate degree is attainable during high school. In fact, CMC Vail Valley at Edwards graduated 13 local high school students this spring who attended their CMC graduation and received an Associate of Arts degree the week before they attended

their respective high school graduations!

Although Savannah did not get her associate degree, she did take three CEPA classes at CMC during high school, earning nearly a semester's worth of credits that will transfer to her undergraduate university in the fall.

Savannah recalls that her favorite CMC course was DE Composition. "Even though it was strenuous at times (most of the time), I feel as though it really did prepare me for college level-classes and a collegelevel workload," she says. "I also love writing but had never done it to this degree. The next time I get a 15-page paper [assigned to me] in college, I'll know what to do!"

Initially, Savannah signed up for Concurrent Enrollment Programs Act courses to better prepare herself for the rigors of university-level coursework, especially in subjects she was passionate about. What she didn't expect was the more conversational and inclusive presentation style, as well as the lack of "teaching to a test" that she had experienced in her Advanced Placement (AP) classes. "[Dual Enrollment]



classes ended up being a lot more free form in the sense that you're not following a set curriculum to prepare for one big test at the end of the year, as you might for an AP class," Savannah says. "The material I learned ended up being a lot more applicable and useful in the long run."

As Savannah prepares to enter the University of Arkansas in the fall to study interior design and architecture, she is already seeing the pay-off – quite literally – of the fruits of her labor. "As a result of taking [Dual Enrollment] classes in high school, I have [been able to skip] some entry-level classes, where there tend to be a lot of students in the class, which can be overwhelming," she says. "I can now just go straight into my major and dedicate my time to what I am passionate about and better prepare for my future career." The credits she earned at CMC were paid for through a partnership with the Eagle County School District, so Savannah will also pay less for college in the long run (which her mom will talk about in our next CMC article).

Savannah hopes to open her own interior design firm someday and says taking Dual Enrollment classes at CMC was worth the extra work in high school. "A lot of people worry about [DE] class credits not transferring over automatically as they would with an AP course, but the workload and challenge of taking these classes will pay off as they prepare you to go into a college environment," Savannah says. Although there is a perception that Dual Enrollment course credits will only transfer to public universities in Colorado (it is a Colorado state law for public colleges and universities in Colorado to accept these transfer credits), CMC students have transferred their credits to public and private universities all over the country, including many Ivy League institutions, according to CMC's website.

WHEN ONE DOOR CLOSSES... FULFILLING A LIFELONG DREAM TO BECOME A TEACHER

In addition to CEPA classes, associate degrees, professional certificates, and non-credit community classes, what many locals don't know is that CMC also offers eight bachelor's

degrees. CMC is what is known as a Dual Mission institution. According to CMC's website, "CMC was officially designated as Colorado's first Dual Mission institution in 2021. Dual Mission colleges and universities offer a blend of certificate programs and associate degrees as well as bachelor's degrees under one roof. They recognize that today's learners need and want a mix of liberal arts and hands-on career skills training."

One of the most popular bachelor's degrees on the CMC Vail Valley campus is the Bachelor of Arts in Education. Singletree resident Cherie Rollins, who has lived in Edwards since 1997, knows first-hand how life changing an affordable neighborhood campus can be for Vail Valley residents. After being unexpectedly laid off from a 15-plus year banking career in 2013, she worked for a summer semester at CMC. "I discovered they had a very new, four-year degree for teachers," Cherie says. "I had always wanted to be a teacher so with an unexpected door open, I walked through and began the path toward [a teaching] certification."

Cherie graduated with her bachelor's in Education from CMC in 2018 and admits that being close to home for school was a big part of what drew her into the program. "It was so imperative to be close to home, because when a teacher goes through university classes, much of the time he or she works for free as a student teacher in local classroom settings," Cherie says. "In order to work part-time, be a fulltime student as well as a full-time mother, being close was indispensable to fulfilling obligations, while still being there for my children."

Taking the courses she needed was not always close or local for Cherie and she did have to make sacrifices to finish her degree. Sometimes classes on one campus are offered during the day, while others are only offered in the evenings, and students must travel to meet the requirements of their degree programs. "One semester, I took classes in Glenwood Springs so I could be in school during the day while my kids were also in school," she says. Cherie drove about an hour each way during the day so that she could be with her kids at night. Cherie made the drive because, she says, "I missed seeing them at dinner!"



Savannah celebrating graduation with family



Cherie with her favorite colleagues ever: "Tutu" and "Twinkie"



Cherie graduates with the inaugural CMC education program



Family time for the Rollins

In addition to being an accessible, local college with small class sizes, individualized tutoring and counseling opportunities, students of all ages and backgrounds find someone to lean on as part of the mentoring programs at CMC. Cherie's experience was no different, even though she was a nontraditional student, and she quickly found a mentor in Cristin Lasser, a fulltime CMC faculty member in the Education program at the time. "Cristin Lasser was amazing at holding high expectations, which ensured I'd be completely prepared when I set foot in the classroom," says Cherie. Leticia Burbano, affectionately known as "Lety" by her students, was also influential. "Lety was always there for me in the way of social-emotional support," Cherie says.

"She brought her own true-life experiences as motivation that I can do anything, as long as I am willing to work hard, practice, and am personally motivated to achieve."

Cherie now teaches first grade at Edwards Elementary School (EES), a 50/50 model bilingual school just a short walk from CMC's Edwards campus. For the 2024-25 school year, she will be teaching third grade English at EES, which will allow her to focus on important skills for kids who have already learned how to read. "I will be helping students focus on 'reading to learn.' I am excited for this new experience!" she says. A lifelong learner, Cherie hopes to continue her own education by earning a master's degree in education once her children have graduated from high school.

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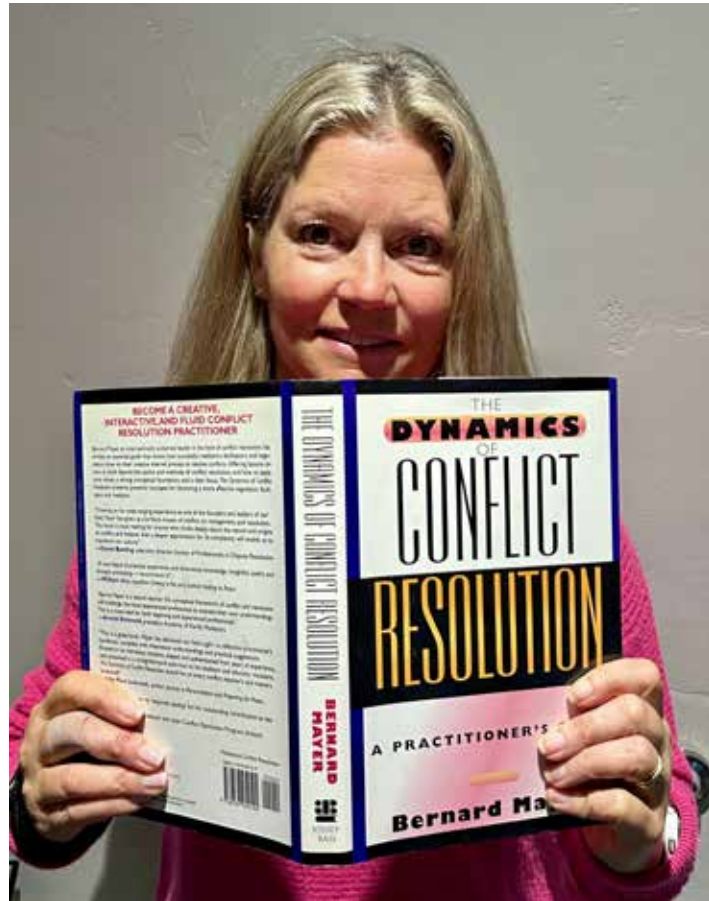
The Sentinel of Singletree: Behind the Scenes with Our Community Manager

From snow removal to nuisance bears, covenant compliance to neighborhood disputes, dues collection to social events, Nina Timm turns tasks into triumphs every day

CONTRIBUTED BY NINA TIMM, COMMUNITY MANAGER
ARTICLE WRITTEN BY TIM SWIFT, SINGLETREE RESIDENT

How would you feel if half the people you deal with every day walk away from your office, hang up the phone, or delete your email with feelings that range from bitter disappointment or extreme frustration to outright anger? Welcome to Nina Timm's world. For those of you who don't know Nina or what she does, Nina carries the job title of Community Manager for the Singletree Property Owners Association, SPOA. She is the person that must deal with every issue that faces our community from snow removal to nuisance bears, covenant compliance to neighborhood disputes as well as common space maintenance, dues collection, and social events!

So, who is Nina Timm, and how did she end up as the tip of the spear of everything Singletree? Let's start with her job title. "Community Manager" is a pretty vague description of the true range of her responsibilities. A more descriptive title might be "Neighborhood Wizard", "District Decider", or even "Local Sisyphus" after the figure from Greek



mythology who was condemned to the endless task of pushing a huge boulder up a never-ending hill.

Like so many of us over the years, Nina moved to the Valley with a friend in 1992 to spend a year as a ski instructor after graduating from the University of Minnesota and before getting real about life. The ski instructor part of the story never happened because she started working at the now-defunct Gore Range Mountain Works in the Village selling ski clothing and gear to locals and tourists. After three years there, she was recruited by Alfalfa's, the former natural foods outlet located in Crossroads. From there, she brought her talents to the Town of Vail where she served for 17 years, eventually directing the town's housing program.

She was appointed to her present position with SPOA in 2016 and since then has successfully weathered the slings and arrows of keeping the peace in a diverse community with varying interests that, at times, seem to know no bounds.

A bit of history might help here. In 1979, the Berry Creek Metro District created the Singletree community and platted the over 1,000 lots that make up our community. At the time, Edwards was little more than a wide spot in the road, so they encouraged potential homebuilders by creating a "live and let live" community. There was no design review board during those early years, so the design criteria could best be described as guidelines rather than actual regulations. As long as a proposed home met all

the Eagle County building codes, architects, builders, and homeowners were pretty much given free rein to indulge their imaginations and whims with little or no interference by the Metro District. It wasn't until 1995 that the Singletree Property Owners Association and the Design Review Committee were established. It was then that things got a bit more complicated to say the least. All of a sudden colors mattered, landscaping mattered, and dwelling height and footprint mattered.

Nina's job now means that she must be one part advocate, two parts arbiter, three parts the patience of Job and just a dash of Wonder Woman in case situations require just a bit of ass kicking. As Nina explained it during our interview, she has fifteen bosses: the five members of the Design Review Board, the five members of the Berry Creek Metro District Board, and the five members of the SPOA Board. In my view she left out a huge number of folks who, from time to time, might consider themselves her boss... the homeowners, both full and part time.

That kind of organizational chart would probably deter most folks from even considering taking on the task of Community Manager, but Nina seems to relish the job. She truly enjoys the many opportunities to bring us together at one of the many community events she helps organize every year as well as the endless birthday parties we have all seen as we drive past the playground and community center on our way home.

Despite the many concerns, pleas, and disputes that clog her voicemail and inbox every day, she still affirms that she truly loves working with people even though, as I mentioned earlier, half the people she meets with during the day leave disappointed because



Max, Dan, Lexi, and Nina Timm



either the addition they wanted to make to their home encroached on the setback, or she was unable to resolve a neighbor situation to the total satisfaction of the complainant (this is where the “two parts arbiter” of her job kicks in). It’s important to remember, that, at the end of the day, Nina is not the decider in most of these situations that she deals with; she is the messenger delivering the ruling that has been decided by one of the three boards she serves. She is, however, the one who has to deal with the ire of a neighbor who didn’t necessarily get his or her way.

So, let’s give her a break although she really doesn’t feel she needs one nor does she seek one. She is a woman of apparently endless good humor and common sense doing a job that most of us would find abhorrent.

In conclusion, allow me to add a personal note. After we moved into our Singletree home, we wanted to erect a flagpole on the property that would be visible from the street. We intended to use a white pole, but Nina delivered the design review board’s decision and told us that we had to employ a bronze pole. We complied with the decision, but were not happy about it and, regrettably, made our feelings known. In retrospect, however, Nina and the design review board were right! The bronze pole looks much better than a white one would have.

When Nina is not running around Singletree she can be found skinning in the mountains with her husband Dan, spending time with her adult-ish kids Max and Lexi, and hiking with her friends. If she had her way, she would rather be outside than inside.



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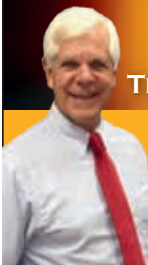
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