

Elk Meadows

Changing Demographics

From Summer Vacations to
Year Round Residences

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EM has experienced huge growth in 10 years

As of March 2019

- Since 2009 32 Lots have become full time residences
- **25 of those since 2014**
- We now have 45 Full time/year round residences
 - Approximately 98 lots built out
- 9 short term rentals (bookings in all seasons)
- 4 year round rental residences (long term rentals)
- **For a total of 58 lots living in EM year round**
- Expecting 3-5 new builds in the next 1-2 years

Demographic Shift

- From retirees and families visiting for a few weeks each summer
- To fully employed families living year round in EM

Can our Water/Sewer handle it?

- **YES**
- Our water/sewer systems were designed and built with a total build out of 127 residences for water and ~57 residences for sewer. Currently several owners own multiple lots w/ no plans to build on their extra lots.

Here's What We Do Need To Consider

Moving forward for Road Maintenance and Snowplowing.....

- More cars on our roads (approx 75+/- cars/day twice a day)
- The vast majority of full time residents along Aspen Dr.
 - Only 14 full time residents not on Aspen Dr.
- Aspen Drive gets the heaviest use during all seasons
 - More cars = more dust, more accidents
 - Increased wear and tear on Aspen Dr
 - No significant increase in the Road Budget over the past 5 years

Here's What We Need to Consider

How are our expectations of our neighbors changing.....

- Increasing # of complaints to the BOD about “breaking rules”
 - Rules- EM has only 3 rules currently
 - 1. Quiet Hours 8pm to 8am
 - 2. No Motorized vehicles in the EM Green Spaces
 - 3. No shooting of fire arms within EM

Should EM have rules? What kind?