

# Elk Meadows Changing Demographics

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From Summer Vacations to  
Year Round Residences

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# EM has experienced huge growth in 10 years

As of March 2019

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- 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

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- 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?

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- **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.....

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- 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.....

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- 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?