

MESSAGE FROM THE PRESIDENT

Greetings French Ridge Owners!

Please join us for the French Ridge Homeowners Association Annual Meeting on September 20th at 11:00am Mountain Time, either in person or online. We are meeting at Fatty's Pizzeria in Breckenridge and lunch will be served. If you want to join online, please email libby@alpine-meadows.com so she can send you a link to join online.

In my last message I stated that we were trying to work with a real estate agent to sell the weeks that we as a timeshare association now own. Then the real estate agent ended up backing out, so we are back to trying to sell the weeks on our own. Since we are not in the real estate sales business, we have tried on several occasions to solicit a real estate organization or single real estate agent to help us sell these unit weeks with virtually no luck. As everyone is probably aware "timeshare" has become quite the dirty word these days and hampers our selling ability. However, some of our best salespeople have been our fellow owners as they know the value of owning a French Ridge week. So if you know anyone who may be interested in purchasing a week or if you want to add a week for yourself, we would sell any of the French Ridge owned weeks on our website www.frenchridgehoa.com for \$500 in title fees **if you are a current owner in good standing**. If you are **not** a current French Ridge owner, the first year's dues of \$1000 paid ahead and \$500 in title fees for a total of \$1500 would make you a proud owner of a French Ridge week.

Understand also, all is not lost on these weeks that French Ridge owns. Alpine Meadows does a great job of renting out these weeks and we do obtain revenue to offset the fact that we do not have dues paying owners for these weeks. We would just be more financially sound if we had more owners, and the rental income of these French Ridge owned weeks usually does not make up for the income of a dues paying owner.

So lastly, again remember the French Ridge Annual Meeting is on September 20th at 11:00am Mountain Time.

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(From the President continued)

It will be great to get the input from our owners as we move forward into 2026. Any feedback you have about French Ridge please feel free to email me at FRPresident@outlook.com. Thanks.

Leon Schlabach
President, French Ridge HOA

NEED TO KNOW FROM THE OFFICE

*** Check-in Procedure ***

There is no need to check in at the office upon arrival thanks to electronic door locks. The **code** to your unit door is the **last four digits of the phone number the office has on file for you**. You may want to contact the office to verify your correct phone number is on file. The code **will NOT work before 4:00pm**. If you have difficulty, please call the office.

*** Parking Space ***

We have had an issue on occasion with running out of parking spaces. There is only **ONE** parking space per unit. Please be considerate of other owners and guests and only use your one allotted parking space. Additionally, as **DULLIES & CAMPER VANS** tend to take up more than one space, please **CONSIDER PARKING THEM IN A CITY LOT**. If you need additional parking space, there are pay lots in town, one of which is the Ice Arena south on French Street (free 6AM to 2AM). Go to www.breckpark.com for more information.

*** Pet Policy ***

French Ridge has a NO PET policy, unless you travel with a licensed Service Animal. If so, please let the office know in advance. If you travel with an Emotional Support Animal, the office must receive a letter from your medical professional stating the need for your animal PRIOR to your stay. Email your letter to: www.info@alpine-meadows.com. Visitors with unapproved animals in their unit will incur a \$100/day fine.

FRENCH RIDGE CONDOMINIUMS HOA NEWSLETTER OCTOBER 2025

HAPPENINGS AROUND TOWN

12/6: LIGHTING OF BRECKENRIDGE.

Watch town transform into a real-life holiday card thanks to more than 59,000 feet and 250,000 LED holiday lights.

12/18-12/20: ULLR FEST. Ullr Fest is an annual celebration of all things winter and snow! Breckenridge visitors and locals alike gather to praise the Norse god of snow, Ullr, in hopes of a powder-filled ski season.

1/24-2/3/2026: INTERNATIONAL SNOW SCULPTURE CHAMPIONSHIP. A world-renowned snow sculpting competition where 12 teams from around the world descend on Breckenridge, Colorado to hand-carve 25-ton blocks of snow into enormous, intricate works of art.

For more events & information, visit
GoBreck.com, OR BestofBreck.com

DON'T FORGET BONUS TIME

Bonus time is available to Owners & immediate family members only. Simply call the office two weeks in advance to check availability. Bonus time is \$150/night.

SHARE THE JOY

OF A BRECKENRIDGE HOME-AWAY-FROM-HOME BY TALKING TO FRIENDS & NEIGHBORS ABOUT PURCHASING A WEEK AT FRENCH RIDGE, OR PURCHASE ANOTHER WEEK FOR YOURSELF!

Great weeks are for sale now! Owner weeks sell for the Owner's listed price, Association-owned weeks sell to **current owners in good standing** for \$500 title fees, and to **new owners** for the first year's dues of \$1000 up front plus \$500 title fees.

Visit the French Ridge website "Timeshare Weeks for Sale/Rent" & "Association-Owned Weeks for Sale" pages @ www.frenchridgehoa.com