



**ALPINE MOUNTAIN
RANCH & CLUB**

The Ranch Report



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More Than Just a Ski Town

OFTEN, THE DECISION TO INVEST in mountain communities like Alpine Mountain Ranch & Club is made with consideration of a broad range of fun activities. Steamboat Springs, while world-renowned as Ski Town U.S.A., certainly never disappoints. Hometown events like the annual Winter Carnival, complete with kids pulled by horses down the main street and nighttime fireworks, are just plain fun and require no advanced skills to enjoy. Winter fly fishing within sight of the Ranch can be as good as fishing can ever be in the Rocky Mountain West. And Nordic tracks are among the best in the country. Wide open fields for snowmobiling are also close at hand. Make up your mind to try something different on your next visit. Call us here at the Ranch for some suggestions on great family activities everyone can enjoy.



Winter Carnival

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New Guest Cabin Available for On-Site Lodging

RECENTLY COMPLETE GUEST CABIN facilities are now available for owners, owner's guests and prospective buyers. The creekside three-bedroom home just past the bridge near the Ranch entrance is set to go and complete with all you need to have a good time in Steamboat. This cozy cabin offers full kitchen, wireless internet, direct TV, laundry, a single car garage and access to the nearby Owners' Lodge. Arrangements to utilize the Guest Cabin may be made through Kathy Cain, Ranch Office Manager and Concierge, at (970)875-1200.



Guest Cabin



Welcome Homeowners!

Alpine Mountain Ranch Hosts First Homeowner Get-Together

THE ALPINE MOUNTAIN RANCH & CLUB HOMEOWNERS ASSOCIATION hosted some of the Ranch's property owners who were in town last month at the Owners' Lodge for a casual après-ski event on February 23rd. Attending the first owners' gathering were property owners Steve Speer, Les & Suki Kaplan, Bob & Maryl Weskamp and co-developer Bill Butler, along with the on-site team of Bill Reid, Carolyn Bird, Kathy Cain, skiing legend Moose Barrows and associates of Corporex in Covington, KY.



The House at Eagle Point

The "House at Eagle Point" Model Home Moving Forward

THE DEVELOPERS HAVE FORMED a separate building group to begin a speculative home on homesite #15 at Alpine Mountain Ranch & Club. With financing in place, the bids are going out to start this 7,200 square foot masterpiece on one of the Ranch's most breathtaking view lots. Named the "House at Eagle Point" house because of its treetop view location, this home has some of the best panoramic views in the entire valley. From Thunderhead at the top of the Gondola on the ski mountain to downtown Steamboat and the western valley sunsets, beautiful landscapes surround you in every direction. Local architects Tim Stone and Keith Kelly were chosen as the designers. "KSA Architecture has captured the western feel and matched this home perfectly to the terrain," said Bill Butler, co-developer.

"This is a big step in our goal to preserve the value of all homesites in Alpine Mountain Ranch & Club," said Bill Reid, new Project Manager at the Ranch. "The decision to invest in these uncertain times speaks volumes regarding the developers' confidence in the Steamboat Real Estate market and in the lasting value of property in the valley," he added.



Team Talk

THE ON-SITE TEAM OF Bill, Carolyn and Kathy are committed to making Alpine Mountain Ranch the most enjoyable experience for you and your guests when you come home to Steamboat. We have recently set up a state-of-the-art media room in the Owners' Lodge for direct TV or movies and installed a new service bar and tables for small lunches and dinners. The lake behind the

Winter Fly Fishing - What a catch!



Just horsin' around



Snowshoeing by the old homesteads

Lodge is filling and will be ready for activity by summer with newly finished banks and landscaping around the Lodge. "The plan for summer is to have small boats and fishing gear on hand to help our owners and their guests enjoy the Lodge and lake experience," says Kathy, who will be managing activity bookings both on and off the Ranch.

Several well-trained horses will also be kept at the Ranch this summer in the Barn and ready for accompanied riding beginning in early June through October. Local certified equestrian instructor Nancie McCormish will accompany and coach beginners to expert riders. Nancie has been part of the horse scene in Colorado long enough to have been accredited to instruct in all riding disciplines, but specializes in the training of new riders western style. An accomplished rider in her own right, Nancie says she will leave the rodeos to the pros! Her goal is to provide enjoyable and safe rides to owners and their guests on the beautiful terrain within the Ranch and into the adjacent National Forest.

We've been enjoying wonderful snowshoe walks into the Hermitage this winter and visitors have found it a great way to spend a day off the slopes. Bring your camera and imagination on your next visit and enjoy a nice fire in our quaint backcountry cabin.

See you at the Ranch,

A handwritten signature in black ink on a light-colored background. The signature reads "Carolyn Kathy Bill".

Carolyn

Kathy

Bill



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