



Lift line on Vail Mountain. An indicator of systemic failure?

Letters to Vail

V a i l H o m e o w n e r s A s s o c i a t i o n

Which Way Next?

April 4, 2025

Nothing endures but change: The search for stability in times of chaotic change requires calm and thoughtful reflection before venturing onto unknown paths. Overreacting or under-reacting can make matters worse. In times of crisis, Vail has always sought common sense solutions that favor building up rather than hollowing out the resort or community. Interdependency between the wealthy and those who are less so has been essential to Vail's success.

What have you done for me lately: In today's resort world, all things are monetized while community needs are not. This attitude needs to change. Community benefits are expected to be free or paid for by the largess of the wealthy. This attitude ignores individual and corporate responsibility for building community. Local leadership must lead the way toward building community rather than taking the path of least resistance.

Crossing burned bridges: While conflict is inevitable, the need to regain forward momentum is also essential. Vail is beginning to regain traction as both a resort and a community. One cannot successfully exist without the other.

Checkmate, game over: The old way of doing business is gone. Neither VR nor the TOV can shoulder the expense of replacing obsolescence by relying on solutions from the past. Additional browsing, non-spending tourists have not proven to be the answer. Redevelopment and real estate expansion cannot carry the full burden. A different approach is necessary. Future investment must mutually benefit the resort and the community.

Peering around blind corners: Seasonal differences in pricing should be reconsidered. [Paid summer parking is being considered](#) as major renovations to both the Town and Lionshead structures are anticipated. Access pricing for parking is a means of controlling congestion and ensuring the viability of visitor spending. And, when the expansion of the Vail Village Transportation Center is completed, summer paid parking could serve as a means to offset costs to facilitate the TOV's transition to its mobility strategy of placing greater reliance upon mass transit.

Urban renewal and enforcement of master development or redevelopment plans should be extended to provide opportunities for local businesses that serve the local population to thrive. Some areas within West Vail and Cascade Village are obsolete and need restoration. Middle Creek needs a master plan that includes a pedestrian bridge over I-70 to Vail Village and provides support services for its residents.

The future is unrelenting: Investment dollars are required if rejuvenation is to occur. A community-controlled 'Vail Investment Fund' backed by corporate and municipal bonds can be explored. However, there are risks. Investment income has to be assured and should default occur, investors or taxpayers are liable. Urban renewal provides the opportunity for local businesses to flourish by serving local and visitor populations who then repay the debt.

Redemption is an option; casting a blind eye is not: [Restoring confidence](#) from [grievances](#) is the responsibility of both the perpetrator and the aggrieved. The TOV, VR and property owners have an opportunity to prepare a coordinated plan for the Town and the mountain.

Who's in charge in a power vacuum: When a power vacuum occurs, the void must be filled. Years ago, Colorado anticipated that one day the Federal Government might turn a blind eye to local needs. [Eagle County and its communities have review and control power over what occurs on Federal or State land](#). In the near term, there could be [attempts by the Feds to sell off government lands](#). Vail and Eagle County should be prepared with strategies that protect the mutual interests of the resort, the communities and dependent territories. Within its sphere of influence, each jurisdiction can exercise control over how resources on government and private lands are used.

Lead when others won't: Semi-truck and other blockages on I-70, stream and noise pollution and other disruptive environmental influences should come with [heavy fines from the TOV](#) if the State won't take control. Congratulations to the TOV for stepping into the void when Federal and State officials fail to perform responsibly. It is commendable for the Town to assume tasks that should be done by others. The TOV has no choice but to step in when the community is in jeopardy.

Who lives where and when: Community resilience resides in the diversity of its resident population. Social policies should focus on increasing longer-term occupancy of resident housing but not solely for resort workers. Vail's influence and financial stability can benefit from expanding the diversity of its talent pool to those who do business in the broader world. Non-resort residency, irrespective of its duration, strengthens the local economy. The concept of seasonal permanent residency is compatible with the resort community lifestyle and is made all the more feasible by contemporary communication technology.

VHA [invites letters of interest](#) to assist in its membership and reader development efforts.

VHA is a member and reader-supported non-profit funded by voluntary annual dues and contributions of its paid subscribers and readers. Many members are part-time resident property owners from Vail's founding generation, their children and succeeding generations of first-time owners who have discovered the intangible qualities that

Vail brings to their lives. As Vail grows, traditional assumptions of political activism have become more complicated and costly.

Memberships and contributions fuel the VHA Reports, Letters to Vail, and help VHA respond to important issues, expand its reach and ensure transparency. VHA is thankful for the support and participation of the Vail community. We pledge to remain at the forefront of advocating for the mutual interests of full and part-time residents and property owners.

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