

# RESORTQUEST®

June, 2008  
SPECIAL EDITION

Homeowner Newsletter — Keystone

## Useful Resources

### The Conservation Fund

conservationfund.org

### Colorado Dept. of Wildlife

wildlife.state.co.us

### Earth Share

earthshare.org

### Environmental Protection Agency

epa.org

### Land Trust Alliance

lta.org

### National Forest Service

fs.fed.us

### High Country Conservation Center

highcountryconservation.org

### Rocky Mountain Institute

rmi.org

### World Wildlife Fund

worldwildlife.org

## News from the General Manager — The Greening of RQ

*"A perfect summer day is when the sun is shining, the breeze is blowing, the birds are singing, and the lawn mower is broken."*  
~James Dent

Dear Homeowners,  
How happy we are that summer has arrived...kind of. We got our most recent snow on June 11, immediately following the 28<sup>th</sup> Annual Breckenridge Festival of Film. But, we do trust that summer will be here eventually. Just think, in three months, winter starts all over again! Speaking of winter, we had a very long, but good one. We had over 360 inches of snow. There was so much snow left at time of this letter that Aspen Ski Area re-opened for a three day weekend, for the die-hards that need to get a June ski day in.

Once we see the sun and have temperatures rise, we have a wonderful summer planned for you as owners in Breckenridge and Keystone. In Breckenridge we are continuing the ever-popular "World Market" on Sundays, beginning on Father's Day. We are also welcoming the 3<sup>rd</sup> Annual Breckenridge Beer Festival and a new Main Street Station Wine

Event. In Keystone, we are sponsors for the Keystone Pavilion in the River Run Neighborhood and there will be plenty of entertainment throughout the summer over there. You can go to [resortquestkeystone.com](http://resortquestkeystone.com) for an updated list of events and activities this summer. It should be a wonderful time in the mountains, and you should come up to join in all the fun.

**Resort Quest is Going GREEN—**  
**"Take nothing but pictures.**  
**Leave nothing but footprints.**  
**Kill nothing but time."**  
~*Motto of the Baltimore Grotto, a caving society*

Yes, we are one of the only local property management companies going green for the good of our environment. Next time you are visiting, please take note of what we are trying to accomplish. Things such as providing recycling bags in the units, requiring guests to ask for towel/sheet changes, and changing out our incandescent light bulbs out with the Compact Fluorescent (CFL) bulbs (this will start in the public areas and then move into the residences). If individuals take a part in our efforts here

in your own way, you will also help us have a larger impact overall for the environment.

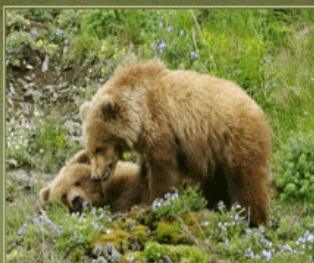
Throughout this newsletter, our team will describe and demonstrate different approaches we as company will begin to roll out in the next few months. Please help us do what we can to make the world a better place for us and our children.

It is hard to believe it has been three months since I started, and I really enjoy the job. Please, next time you are here at Main Street Station, please stop by my office for a chat.

Keep thinking Green and let's help save this planet.

Have a great summer,  
**Christopher Love**  
**General Manager**  
**ResortQuest Breckenridge & Keystone**

## Act Now



### Keep Grizzlies On The Front

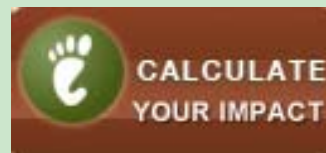
Where Montana's dramatic peaks give way to the Northern Great Plains, the Rocky Mountain Front forms a landscape unlike any other in America. The Front represents some of the nation's rarest wildlife habitat — for grizzlies and other species — and today it is under threat.

## The Conservation Fund

The Conservation Fund is the nation's foremost environmental non-profit dedicated to protecting America's most important landscapes and waterways. Since its founding in 1985, the Fund has helped its partners safeguard wildlife habitat, working farms and forests, community greenspace, and historic sites totaling more than 6 million acres nationwide. The Conservation Fund is recognized annually as one of the nation's top environmental organizations by two charity watchdog organizations, American Institute of Philanthropy and Charity Navigator.

ResortQuest has teamed up with the Conservation Fund's **Go Zero Travel Program**, to provide guests an easy way to off-set their carbon footprint when traveling to Summit County. All Breckenridge & Keystone web pages offer a link to the Go Zero Carbon Calculator where carbon emissions can be calculated and off-set by a donation to the Conservation Fund. The donated dollars help sustain the Fund's reforestation projects, including over 20,000 acres and six million trees planted since 2000.

For more information visit [www.conservationfund.com/gozero](http://www.conservationfund.com/gozero)



## Homeowner Services—Creating An Energy Efficient Home

Greetings ResortQuest Breckenridge and Keystone owners! The spring and summer seasons in Summit County represent a time for many of you to begin a renewal process for your second homes. In keeping with the “green” theme of this newsletter, this section is dedicated to offering suggestions on how you can contribute. Not only are many of these methods environmentally friendly, but most will save you money in the long-run.



**APPLIANCES:** Appliance use comprises approximately 18% of a typical home's total energy bill. The Environmental Protection Agency suggests replacing any appliances that are more than 10 years old with more energy-efficient models. Look for appliances that bear the “Energy Star” logo. These appliances use 10% - 50% less energy and water than standard models.



**HEATING AND COOLING:** Approximately half of a home's energy consumption is attributed to heating and cooling. Consider a new furnace / boiler system. Today's furnaces / boiler systems are about 25% more efficient than they were in the 1980s. (And don't forget to check out furnaces carrying the Energy Star label.)



**WATER:** By installing an aerator on all household faucets, annual water consumption can be cut by 50%. Install a low-flow toilet. These toilets use only 1.6 gallons per flush, compared to 3.5 gallons per flush for models manufactured before 1994. If you have an older model, and do not want to replace the toilet, you can simply adjust your float valve to allow less water into the toilet's tank.



**LIGHTING:** Compact Fluorescent Light bulbs use 66% less energy than standard incandescent light bulbs. Also, they last up to 10 times longer. Replacing a 100-watt incandescent bulb with a 32-watt fluorescent bulb can save \$30 in energy costs over the life of the bulb.



**PAINTING:** Many conventional indoor paints contain toxic metals, solvents, and volatile organic compounds (VOCs) that can have negative health effects. These compounds are released while you are painting, while the paint dries, and even after the paint has completely dried. These compounds also contribute to indoor air quality problems, smog and ozone pollution. Instead, try paint options with zero, or low-VOCs, which are offered by most major paint manufacturers today.

*Blythe Rahm | Director of Homeowner Services | ResortQuest Breckenridge & Keystone*  
*Lindsay Breece | Homeowner Liaison | ResortQuest Breckenridge & Keystone*

## Operational Update—Green Housekeeping Practices

One of our most viable routes for reducing our environmental impact is within our Housekeeping Operations. Servicing over 400 rental units and a large variety of buildings throughout the Summit County area, one can imagine we certainly have some great opportunities at hand. Our Housekeeping Department is bringing on several new programs company-wide in order to do our part in promoting a greener Summit County.

Efforts to reduce our impact in Housekeeping include an in-room recycling program. This program will include green colored recycling bags placed in units, along with cards to explain recycling procedures to guests & owners. We are also researching biodegradable and earth-friendly cleaning chemicals and detergents, as well as procuring recycled paper products, while being sensitive to the comfort levels which our guests & owners expect. We are working on increased training for housekeeping staff, including green practices such as turning down the heat in the units, shutting blinds, turning off lights and limiting paper waste whenever possible. One of the biggest areas of waste in the housekeeping department are the plastic trash bags used to transport laundry. We are researching and budgeting to replace these throw-away plastic bags with re-usable canvas bags to help eliminate this waste.

At ResortQuest, we believe we hold a great responsibility to uphold higher standards of environmental awareness and protection within the lodging industry.. We are excited about the projects we're working on and we feel there will be limitless opportunities for reducing our environmental footprint in Summit County.

*Andru Zeiset | Assistant General Manager | ResortQuest Breckenridge & Keystone*

### CONSERVATION IN ACTION: The High Country Conservation Society

For 30 years Summit Recycling Project/High Country Conservation Center has been working to provide practical solutions to resource conservation in Summit County. It is the society's mission to improve awareness and appreciation of our environment and to assist in preservation. Recently the Summit County government turned the non-profits recycling efforts into a stable government department. Looking toward the future, the HCCS is focused on advocacy in the areas of waste reduction, energy conservation, green building and climate change.



### QUICK TIP

**Sick of unwanted junk mail?**



Visit [greendimes.com](http://greendimes.com) where you can sign-up to eliminate as much as 90% of that pesky clutter for up to 5 years.

### Did you know?

*If you replace your standard hot water heater with one that is solar powered, the government will reward you with a tax benefit up to \$2000?! Save energy, save money!*

## Keystone Operations—Introducing Trevor Bain

Spring 2008 brought a change of leadership for the Keystone office, with Jodie Willey transferring over to the Hyatt Main Street Station in Breckenridge and Trevor Bain coming on as our new Keystone Operations Manager.

Trevor moved to Colorado in 1998, and began his hospitality career as a reservations agent for Keystone Lodge. During his ten years at Keystone Resort, Trevor served as Guest Services Manager, facilitating the grand opening of the Buffalo Lodge check-in desk, as well as serving as Manager for the Condominium Operations.

Trevor's extensive knowledge of vacation rental operations, keystone ski area, guest services and owner services made him the ideal candidate for our Keystone Operations and all of ResortQuest is happy to welcome him to the team.

If you're looking for Trevor outside of the office, it's a sure bet you'll find him fishing the Snake River or tee'ing up at the Keystone Ranch golf course.

Please feel free to stop by the office and welcome Trevor. If you have any questions or concerns, you can contact him at 970.262.9845 or [tbain@resortquest.com](mailto:tbain@resortquest.com)



### Switching to Green Power

One of the easiest ways to make an impact is to change your home's power source to a green source of power such as wind or solar. To find providers in your area, visit: [www.eere.energy.gov/greenpower](http://www.eere.energy.gov/greenpower)



## TREVOR'S QUICK TIPS—Energy Saving

### IN THE KITCHEN

Open the door of your dishwasher to allow the dishes to air-dry rather than using the dry cycle. +

Defrost your fridge and freezer regularly.

Make sure the door seals on your fridge and freezer are in good condition and replace when necessary.

Provide plenty of ventilation space around your fridge.

Locate your fridge and freezer out of direct sunlight and away from other heat sources such as the oven.

Fix dripping taps. A tap dripping 45 times per minute wastes around 1000 litres per month

### GENERAL

Keep doors to unused rooms closed while using heaters or air-conditioners.

Seal gaps under doors with weather strips or door 'snakes'.

Cover your windows with thick insulated curtains in winter to reduce heat loss.

Set your thermostat between 18 and 20 degrees centigrade. Every extra 1 degree centigrade higher can increase your running costs by around 10 to 15%.

Place insulation in the ceiling of your home to help regulate temperature. Insulation can also be installed at the time of building in your walls and underfloor.

Seal fireplaces when not in use.

Consider using ceiling fans rather than air conditioners to make your house more comfortable in warm weather.

Shade your windows to prevent the sun heating up your home in hot weather.

Check that the pipes from your hot water system are insulated to prevent heat loss.

Switch off computer monitors if you'll be away from the computer. Screen savers do not save energy.

Switch off or unplug appliances when not in use rather than leaving them in standby mode.

Use the lowest wattage light globe needed for a room.

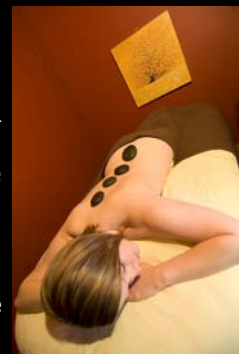
Dusty or dirty globes and light shades can reduce light output by up to a half.

Install time switches on outdoor sensor lights.

## SACRED TREE SPA AT BLUESKY

a focus on naturopathic &  
holistic wellness practices

Sacred Tree Spa and Wellness Center offers a variety of holistic health treatments and retreats with a true focus on natural treatments and maintaining a balance with the world around us. Their new location at BlueSky Breckenridge offers a full variety of traditional spa treatments, with a unique twist, such as the Ashitsu Bodywalking and Tui Na. They also feature acupuncture, a certified naturopathic medicine specialist and aromatherapy. Sacred Tree uses strictly all-natural products by *Naturopathica* in all of their treatments.



For more information visit:  
[sacredtree.com](http://sacredtree.com)

## RIDE YOUR BIKE!

(after you rent it from RQ Ski & Sport)

Greetings from ResortQuest Ski & Sport! We are extremely pleased to announce our first summer of bike rentals ever in Breckenridge and Keystone.

We are featuring mountain bikes from Kona including front-suspension and full-suspension bikes, as well as downhill bikes so the more advanced riders can hit the bike terrain park. Children's bikes, trailers and Tag-a-Long's are available at each of our stores so the entire family can hit the trails. Just want to wander along and check out the scenery or sightsee in town? Phat Cycle cruiser bikes are just what you need. Rent one of these for a more leisurely time. **And remember; ResortQuest owners receive 30% off of rentals and retail.**

If you bring your personal bike with you up to the mountains, we can help you get it ready for your rides. We offer bike assembly, tunes and repairs in addition to our rentals. So if you haven't been riding for a while or your bike was not quite up to snuff the last time you took it out, we can get your ride humming in no time.

Take advantage of the great savings and great toys and help keep our blue skies blue while you're visiting us in Summit County.

**Did you know that riding your bike to work can reduce your carbon emissions by 13% and save up to 1,021 pounds of CO2 emissions over the year versus driving?**

## The ResortQuest Green Mission:

To implement and encourage the best practices of sustainability, energy efficiency, waste reduction and recycling in all of our managed properties, associations and offices. To encourage and educate guests, owners and employees on the importance of environmentally friendly practices. To support local and national non-profits organizations that fund sustainability programs with an emphasis on Summit County and Colorado. To be a leader in the vacation rental management industry in reducing our environmental impact.

### WHAT WE'RE DOING... Today.

- Project Planet collateral placed in all rooms to encourage energy savings (turn of lights, turn down heat) and water conservation (only wash towels on the floor).
- Use of recycled paper for the majority of all marketing material, collateral, mailings and office printing.
- In-room, common area and office recycling on-site at Main Street Station, BlueSky Breckenridge and River Mountain Lodge.
- Increased use of recycling bins, compost and bio-degradable paper products during events.
- Recycling of old printer toners and computer products.
- Changing to CFL fluorescent bulbs in all common areas of ResortQuest managed associations.
- Increased housekeeping training for smarter practices: don't run the water, close blinds, lights and heat off.
- Bio-degradable laundry detergent.
- Limiting use of large vehicles such as shuttles and housekeeping vans for company use.
- Web link and confirmation notification for guests to encourage off-setting of carbon emissions through the Go Zero program.
- Sponsorship of the High Country Conservation Society.
- Sponsorship of Hwy. 9 clean-up efforts.
- Creation of internal "Green Team" to help streamline and build ResortQuest green practices.

### OUR PLAN: Ongoing 2008

- Active participation in the Forest Service Stewardship Fund. Includes optional guest contribution upon check-in and year-end company donation.
- Bio-degradable key cards.
- All-natural amenity products in-room.
- Re-usable canvas laundry bags for housekeeping to replace plastic trash bags.
- Bio-degradable cleaning supplies.
- "Off-site" unit recycling program.
- Bulk programs for owner purchases of energy efficient appliances, fixtures & lighting.
- Optional employee payroll deduction program through Earth Share.
- Optional owner revenue deduction program through Earth Share.
- "Green" orientation for all new employees.
- Rewards for employee "green" efforts: biking to work, recycling, new programs, energy saving.
- Potential for solar energy for outdoor stage at Main Street Station.
- 100% use of recycled paper for all marketing mailers and collateral. Possible "virtual" brochure to eliminate excess printing.
- Rewards for guests that travel carbon neutral.
- Improved in-room collateral encouraging energy efficiency, recycling and wildlife awareness.
- Green Living Guides placed in every room.

## Sales & Marketing Corner — Green Meetings

Hello from the ResortQuest Breckenridge & Keystone Sales Department! As 2008 came in like a blizzard — an all winter season long blizzard — the focus turned to Mother Nature and the Environment.

Today's sales world of conferences and corporate groups, being conscious of your properties carbon footprint is a must and doing what you can to lessen that footprint is being required by potential group business. Our greening efforts will not only help save our beautiful natural resources, but will ensure that we are able to capture any and all group business that comes our direction.

Some of the items ResortQuest Breckenridge & Keystone Conference Department has implemented and is working on are as follows:

- Recycle – Both ResortQuest and Hearthstone Catering, our exclusive caterer in most of our conference space, recycle glass and plastic after each meeting.
- Reuse – ResortQuest is very efficient in the use of all meeting room supplies, so that we can reuse items when possible without degrading the presentation of our conference facilities.
- Reduce – We are encouraging all conferences to put all handouts on portable jump drives instead of printed copies, which helps reduce the amount of paper wasted for meetings.

This is just the first step for ResortQuest Breckenridge & Keystone and we are constantly looking for new and out of the box ways to be "Green."

If there are ever any questions or

concerns, please feel free to contact me anytime at [ppaul@resortquest.com](mailto:ppaul@resortquest.com) or at 970-547-6004. I welcome all comments and am looking forward to Summer now that the long, cold, and very snowy winter has finally passed.

Best Regards,

*Ms. V. Peyton Paul  
Director of Sales  
ResortQuest Breckenridge  
& Keystone*



**Denver is prepping to host the 2008 Democratic National Convention and is making strides towards making this year's convention the first ever green convention. Efforts include purchasing carbon off-sets for the entire convention, using solar power, reusing materials, integrating composting and landscaping with native plants and materials.**