



COPPER MOUNTAIN  
RESORT ASSOCIATION  
THE VILLAGE AT COPPER  
POLA

# Copper Mountain Homeowner Handbook



Register as a  
Copper Mountain Homeowner  
[Link to Website](#)



# Hello, Neighbor!

We are excited to welcome you to the Copper Mountain Community!

Before we get started, please use the QR code in the upper right hand corner to register as a Copper Mountain Homeowner. If you are unsure if you are already registered, please go ahead and register and we will update your account.

Alternatively, you may visit [www.visitcoppermountain.com/homeowner-registration](http://www.visitcoppermountain.com/homeowner-registration) to register.

You will see QR codes throughout this document directing you to additional information. To use a QR code, point your camera on your smart phone at the QR code and click the prompt that appears.

Any text links appearing in [blue](#), can be clicked on if viewing this document digitally.



Hello Homeowners of Copper Mountain,

On behalf of the community, I want to extend to you a very warm hello.

I would like to introduce myself in case we have never met. I'm Peter Siegel, Executive Director of three corporate non-profits at Copper Mountain. Our organizations are dedicated to providing essential community services such as resort wide security and transportation, lighting, grounds maintenance, and a community post office as well as enhancing the overall experience for you and your guests by supporting an array of activities, concerts, and events.

As you well know, Copper Mountain is an amazing one-of-a-kind place to live. We are all fortunate to have a slice of paradise in our back yard, giving us access to world class skiing, riding, hiking, biking, exploring all in our own high alpine mountain valley.

The villages and amenities have grown over the years, offering great shops, restaurants, and amenities, all in a short walk or ride in the Copper Coach from your home.

While Copper Mountain is small and intimate, sometimes it can be difficult to figure out who does what, as there are many parts and pieces to our governance system. Please don't hesitate to reach out to us with any questions. We are happy to help and look forward to getting to know you as members of the community.

Please know my door is always open.

Respectfully,

Peter Siegel

Executive Director

POLA | Village at Copper | Copper Mountain Resort Association

psiegel@copper-ra.com | (970) 333-0415

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# Copper Mountain Overview



# Copper's Beginning

Founded in 1972, Copper Mountain Resort has been home to Colorado locals, ski and ride enthusiasts, and athletes alike.

## 1954

Paul Hauk, District Forest Service Ranger, recommended the valley for ski area development.

## 1962

Chuck Froelicher and a group that included Chuck Lewis (pictured left) and 16 investors, formed Copper Mountain Associates which purchased the 280 acres at the base of Copper Mountain from Eugene Sanders.

## 1969

In January, Chuck Froelicher, submitted a special use permit application to the Forest Service to study and develop plans to build a ski resort and base area village. In August of that year the Forest Service approved the application and a study permit was issued covering 2500 acres on Copper Mountain.

## 1971

Construction began.

## 1972

The resort opened for skiing in 1972 with 26 miles of trails, 5 lifts including B, C, E, F and G and two buildings, The Center (pictured left) and Solitude.

Read more about Copper's history and development.  
[Link to Website](#)



# Copper Statistics\*

The numbers that make up the mountain that we all know and love.

See additional statistics and Copper's annual snowfall. [Link to Website](#)



\*UPDATED JAN. 2023



- ▲ **BASE ELEVATION**  
9,712 feet  
(2,946 meters)
- ▲ **SUMMIT ELEVATION**  
12,441 feet  
(3,792 meters)
- ▲ **VERTICAL DROP**  
2,738 feet  
(835 meters)
- ▲ **SKIABLE ACREAGE**  
2,507 acres  
(1,014 hectares)
- ▲ **SNOWMAKING**  
364 acres  
(148 hectares)
- ▲ **LIFT CAPACITY**  
32,324 skiers per hour

- ▲ **CHAIR LIFTS**  
24 total:  
1 six-person high-speed lift; 1 six-person bubble high-speed chair, 1 eight-person gondola and six-person telemix lift; 4 high-speed quads; 5 triple chairlifts; 5 double chairlifts and 7 surface lifts
- ▲ **MARKED TRAILS**  
Over 140 marked trails (21% beginner, 25% intermediate, 36% advanced, 18% expert)
- ▲ **CROSS COUNTRY SKIING**  
25 kilometers of trails

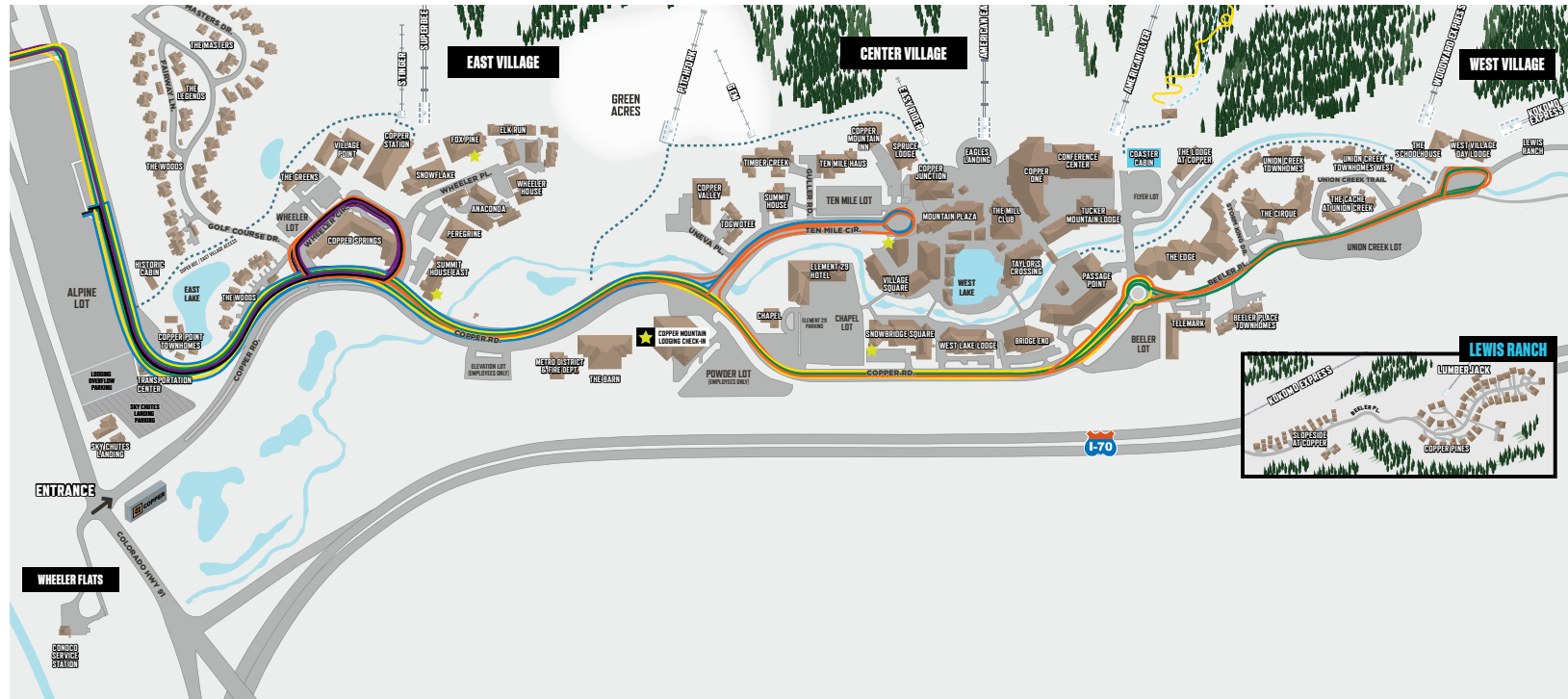
- ▲ **LONGEST RUN**  
Collage  
1.7 miles  
(2.73 kilometers)
- ▲ **LONGEST PATH DOWN**  
Soliloquy to Roundabout  
2.8 miles  
(5 kilometers)

# Copper's Villages

View this map and other Copper Mountain maps larger.  
[Link to Website](#)



Copper Mountain is divided into three distinct villages. Each village hosts its own characteristics and charm, while all maintaining walking distance to a ski lift. From East to West, the terrain at Copper Mountain is naturally divided, with the steeper runs calling East Village home and the more mild runs to the West.



## CENTER VILLAGE

The majority of our retail and restaurants operate out of Center Village, along with 19 HOA's. The American Eagle gondola and chairs pass by Copper's impressive 22' Superpipe at the base of the mountain.

## EAST VILLAGE

Situated on the golf course and tubing hill, East Village is home to 13 HOA's. In the early Winter months, from the base of the Super Bee lift, ski teams and Olympians from around the world can be seen training at the US Ski Team Speed Center.

## WEST VILLAGE

Situated along Tenmile Creek, West Village is home to the Woodward Express and Kokomo Express lifts, 7 HOAs and Lewis Ranch. In the Summer months Woodward campers and athletes use the Woodward Express lift and surface lift to access on snow training.

## BORN MOUNTAIN CLUB

Copper Mountain's newest Village, situated at the base of the Alpine Chair in East Village. Construction on the Village began in 2020 and is currently underway.



# Copper Mountain Governing Organizations



# Governing Organizations

More information on all governing organizations including meeting minutes and board information.

[Link to Website](#)



The base villages at Copper Mountain are run by a group of non-profit organizations, a quasi-governmental organization, Copper Mountain Resort, and individual HOAs. All of the entities work together to support the Copper Mountain Community. In addition to the governing organizations on the next two pages, all of the HOAs at Copper Mountain play a critical role in the support of our community.



## POWDR - Copper Mountain Resort

PRIVATE CORPORATION

Owned by POWDR (based out of Park City, UT), Copper Mountain Resort is the operator of the mountain, with services extending throughout all of Copper Mountain's villages.

### RESPONSIBILITIES

Owner of lifts, Forest Service Lease and other businesses such as shops, restaurants, property management, group sales, golf, athletic club, roads, parking, common areas and landscaping.

### MAIN OFFICE LOCATION

Mountain Plaza, Center Village

### WEBSITE

[www.coppercolorado.com](http://www.coppercolorado.com)



## Copper Mountain Consolidated Metropolitan District

QUASI-GOVERNMENTAL ORGANIZATION

From water and sewer to Internet and TV, the Metro District keeps Copper Mountain's infrastructure running.

### RESPONSIBILITIES

(for all properties both residential and commercial) Water, sewer, TV, Internet, landscaping, parks and recreation, property tax and service fees.

### MAIN OFFICE LOCATION

0477 Copper Road, Copper Mountain, CO

### WEBSITE

[www.coppermtnmetro.org](http://www.coppermtnmetro.org)

CONTINUED ON  
NEXT PAGE

# Governing Organizations cont.

More information on all governing organizations including meeting minutes and board information.

[Link to Website](#)



The Village at Copper, CMRA, and POLA all operate out of the same office in Village Square, sharing a website, and carrying out their individual responsibilities across the resort.

**MAIN OFFICE LOCATION**  
Village Square , Center Village

**WEBSITE**  
[www.visitcoppermountain.com](http://www.visitcoppermountain.com)



## The Village at Copper (VAC)

### CORPORATE NON-PROFIT

The Village at Copper maintains assets and executes operations for the area designated within the bounds of the VAC, including parts of Center and West Village (buildings outlined on Page 12).

### RESPONSIBILITIES

Trash and snow removal, roads, landscaping, lighting, furnishings, capitol maintenance and improvements, signs, assessments, and RETA



## Copper Mountain Resort Association (CMRA)

### CORPORATE NON-PROFIT

The CMRA maintains assets and executes operations across all of Copper Mountain (overlapping with VAC in some areas). CMRA provides community infrastructure services and is a resource for homeowners and commercial properties.

### RESPONSIBILITIES

Homeowner services, roadway lighting, sidewalks, security, transportation, signs, parks and recreation, post office, marketing and events, assessment, surcharge and service fees.



## Property Owners & Lessees Association

### CORPORATE NON-PROFIT

POLA serves as a representative body of persons holding interest in real estate developed by Copper Mountain, providing community services benefiting and common interests of its members. POLA is funded by the CMRA.

### RESPONSIBILITIES

Monitor Copper Deed Restricted Integrated Employee Housing Units, assessments, and surcharges across all of Copper Mountain.

# Dues & Assessments

Detailed information on all dues collected. [Link to Website](#)



Many HOAs at Copper Mountain incorporate the dues outlined below in their assessments and pay the dues on behalf of the homeowners'. If you are unsure if your HOA pays yours dues on your behalf, please contact your HOA.

## CMRA DUES

Copper Mountain Resort Association (CMRA) Dues are a residential fee applied to all properties throughout all of Copper Mountain. Dues are calculated based on the number of bedrooms of the property. Many HOAs pay these dues on behalf of their homeowners.

This assessment goes to the services provided by CMRA outlined on page 11 of this document.

BEDROOMS	ANNUAL RATE
Studio	\$67
1	\$123
2	\$175
3	\$228
4	\$280
5	\$333
6	\$385
7	\$438*

\*\$52 for each additional bedroom

## VAC ASSESSMENTS

The Village at Copper (VAC) assessments are called the Annual Real Estate Assessment. VAC assessments are a residential fee applied to all properties within the bounds of the Village at Copper (buildings listed below). Assessments are calculated based on the square footage of the property. Properties that pay the VAC dues also pay CMRA assessments.

The AREA funds the services provided by VAC outlined on page 11 of this document.

ZONE 1 \$1.50 per SF	ZONE 2 & 3 \$0.75 per SF
<ul style="list-style-type: none"> <li>• Copper One</li> <li>• Mill Club</li> <li>• Passage Point</li> <li>• Taylor's Crossing</li> <li>• Tucker Mountain Lodge</li> </ul>	<ul style="list-style-type: none"> <li>• Union Creek Townhomes</li> <li>• Union Creek Townhomes (west)</li> <li>• The Cirque</li> <li>• The Cache</li> <li>• Lewis Ranch</li> </ul>

## VAC REAL ESTATE TRANSFER ASSESSMENT (RETA)

For all VAC properties (Zones 1, 2, and 3) a 1.5% transfer assessment is applied to all Improved and to all Unimproved properties located anywhere within the Village at Copper. This applies to the initial sales as well as all subsequent sales of the same property. This assessment is typically paid by the Buyer, however it is negotiable as a part of the real estate contract.

This assessment funds the services provided by VAC outlined on page 11 of this document.

## HOA DUES

All properties at Copper Mountain are a part of individual HOAs. Homeowners are responsible for paying their HOA directly to their HOAs.

# Copper Mountain Regulations



# Short Term Rentals

A Short Term Rental (STR) is any property rental under 30 days. Requirements for STRs at Copper Mountain:

## 1. A PERMIT IS REQUIRED

Summit County requires all short term rentals in the county have a permit. To apply for a permit, visit <https://www.summitcountyco.gov/1250/License-Application> (QR code below).



## 2. 4% SURCHARGE

All STRs at Copper Mountain are required to pay a 4% Surcharge on all rental income collected. This surcharge goes directly back into the community and used to fund many of the services offered by the CMRA.

To pay the surcharge, visit our online payment portal: [www.visitcoppermountain.com/make-a-payment](http://www.visitcoppermountain.com/make-a-payment) (QR code below).



## QUESTIONS

For any questions regarding Surcharge or STR questions please contact: [accountinghelpdesk@copper-ra.com](mailto:accountinghelpdesk@copper-ra.com)

# Employee Housing

## DEED RESTRICTED UNITS

POLA and the Copper Mountain PUD have designated 110 deed-restricted housing units specifically earmarked for employees.

## WHO IS ELIGIBLE?

Full-time employees working over 30 hours a week at Copper Mountain during peak ski season (from opening to closing day) and at least 20 hours a week is required during non-peak season (May 1 – October 30) at the resort are eligible to live in these deed-restricted housing units. Proof of work status is required to be submitted annually using the Integrated Housing Survey to ensure compliance.

## REQUIRED FORMS

All owners of a deed restricted unit are required to submit the Employee Survey (to declare fulfillment of the requirements), or an Exemption Request if working outside of Copper Mountain. These forms are required to be submitted by December 15, every year.

Deed Restricted Units Forms  
[Link to Website](#)



## QUESTIONS

For any questions regarding Employee Housing please contact: CMRA office at [info@copper-ra.com](mailto:info@copper-ra.com)

# Homeowner Benefits & Services



# Homeowner Benefits

Detailed information on benefits.  
[Link to Website](#)



As a Copper Mountain Homeowner, we are excited to offer you exclusive discounts and benefits for being such a special part of our community. To gain access to your discounts and benefits, you need to go through our Homeowner Credential process.

## SUMMARY OF BENEFITS



Ski Pass and  
Four Packs



Food and  
Beverage



Retail



Rentals



Golf



Summer  
Activity Pass



Woodward  
Barn

## REQUEST CREDENTIALS

All homeowner credentials must be submitted through our website:

[www.visitcoppermountain.com/  
homeowner-benefits](http://www.visitcoppermountain.com/homeowner-benefits)



Request  
credentials.  
[Link to Website](#)

## THINGS TO KNOW

### PLAN AHEAD

It may take several days to verify homeownership and process credentials, especially at busy times of the year.

### VALID FOR 1 YEAR

After one year, you will need to renew your credentials through the same process.

### GOOD STANDING

To be approved for credentials, your account must be in good standing. If you have not paid your dues or assessments, you will receive an email with an invoice for any outstanding receivables which you will be required to pay prior to us being able to issue your credentials.

### BRING IT WITH YOU

To receive your discounts, you will need to present your credentials.



# Homeowner Services & Resources

As an organization, we fund and partner with other resort organizations to provide services and resources for homeowners throughout the villages.

## CMRA OFFICE

Located in Village Square (Center Village), our office and staff are always a resource for homeowners. Whether you have questions about Homeowner Credentials, Resort events, or the Copper Coach, we are here to answer your questions. We send out a monthly Homeowner Newsletter to all of our homeowners, if you are not on this list, please submit your email address on our website.

## CONTACT INFORMATION

Center Village, Village Square  
0189 Ten Mile Circle, Suite 116  
Copper Mountain, CO 80443

P: ( 970) 968-6477

F: (970) 968-2187

E: [info@copper-ra.com](mailto:info@copper-ra.com)

W: [www.visitcoppermountain.com](http://www.visitcoppermountain.com)

## COPPER MOUNTAIN GUEST SERVICES

### General Questions

P: (866) 656-1546

Guest services desk in Camp Hale  
Outfitters, Center Village.

### Season Pass and Four Pack Questions

E: [seasonpass@coppercolorado.com](mailto:seasonpass@coppercolorado.com)

P: (866) 656-1540

### Ski and Ride School Questions

E: [lessons@coppercolorado.com](mailto:lessons@coppercolorado.com)

P: (866) 677-1689

### Lost & Found

Office is located in Center Village in  
Camp Hale Outfitters

E: [lost&found@coppercolorado.com](mailto:lost&found@coppercolorado.com)

P: (970) 968-2318 ext. 45615

## SECURITY

Copper Mountain Security is a service available to homeowners, guests, and visitors.

### Issues Security Responds To:

- Lockouts for buildings/units (not vehicle lockouts, these require locksmith)
- Noise Complaints
- Jump Starts
- After Hour maintenance Reporting
- Property Damage Reporting
- Crime Reporting
- Base Area Medical Issues
- Safety Issues

P: 970-390-6888

# Homeowner Services & Resources

## TRANSPORTATION SERVICES / PARKING

### BUSES

Free shuttles run from morning to night in the winters at Copper Mountain. The shuttles run any time the resort is open, with modified hours in the summer.

There are five routes:

- Copper Loop
- Green Express
- Blue Express
- Black Express
- Purple Express



Route details.  
[Link to Website](#)

### COPPER COACH

Copper Coach is a 16-person shuttle offering free rides from one destination within a resort to another. See below for details of how to reserve your ride.

All requests must be submitted on the Copper Coach website (linked below). Hours and information on how to submit a ride are also available on the Copper Coach website.



Copper Coach  
Requests and  
information.  
[Link to Website](#)

### PARKING

#### FREE PARKING

FREE Parking is available 7 days a week in the Alpine & Far East Lots from 5am to 10pm.

#### PAID PARKING

Ten Mile Lot, Chapel Lot, Union Creek Lot, Beeler Lot and Wheeler Lot. Prices will vary throughout the season.

#### OVERNIGHT PARKING

Limited overnight parking is available in the Alpine Lot for a fee of \$20. Permits must be obtained at the kiosk in the Alpine Lot.

# Homeowner Services & Resources

## DIGITAL RESOURCES

### VISITCOPPERCOLORADO.COM

This website is managed by CMRA, VAC, and POLA. It is meant to be a resource for visitors and homeowners to plan their trips at Copper Mountain. Our homeowner section shares all of the information in this Handbook and more.



[Link to Website](#)

### COPPERCOLORADO.COM

This website is managed by Copper Mountain Resort. It is where guests and homeowners can digitally purchase passes, as well as access information to help visitors and guests plan their trip to Copper Mountain.



[Link to Website](#)

### COPPER MOUNTAIN MOBILE APP

Created and maintained by Copper Mountain Resort, this free mobile app offers much of the same information you'd find on the resort's website, but with the ease and convenience of an app. Download it to your phone or Ipad and you can get information quickly and easily wherever you are.



App information and links to app store.

[Link to Website](#)

### OPERATIONS UPDATES

Copper Mountain's Operations Twitter account. Updates when lifts and some village outlets are open/closed.



[Link to Website](#)

### MOUNTAIN WEBCAMS

Live feed of conditions and activity on the mountain.



[Link to Website](#)

### i70 CONDITIONS

Closures and delays on the roads throughout Colorado, including i70.



[Link to Website](#)

