

Telemark Hills at Telemark Village

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Frequently asked questions.

1. **If I buy a lot do I have to build soon?** There are no restrictions on when you build or what contractor you build with.
2. **Are there association fees?** No.
3. **Are there utilities on the property?** Power is run to or through all lots. This is included in your purchase. Telephone and internet is arranged by the owner directly with the phone company.
4. **What are snow plowing costs?** Snow plowing costs are estimated at about \$320 per year based upon 8 plowings in a year at \$40 per time for your driveway. There are no costs for plowing until you build a home and need the service. Fees vary based upon difficulty of individual driveways. The \$320 is based upon costs at The Brook and Nordic Ridge...similar Trailside communities.
5. **Who maintains the roads?** All roads in Telemark Hills are private and will be constructed by Telemark Hills LLC. All lot Owners will sign a road maintenance agreement that will be attached to their deed. The initial cost of constructing the roads is done by Telemark Hills LLC. In The Brook which has 17 years of history, costs have averaged \$75 per year per home owner for annual gravel maintenance. Some years require little work. Annual grading with a road grader is recommended.
6. **How close will my lot be to a ski trail?** All lots will have direct access to the community trail on or adjacent to their lot. These trails will be built by Telemark Hills LLC and in Phase 1 and Phase 2 they will all be mostly on the old golf fairways. These trails will have recorded easements where they cross individual lots. Easements will be on the deed and will be listed "As Built". This allows us to move easements as needed without incurring survey costs.

7. **Who maintains the ski trails?** The ski trails are maintained by an informal ski association made up of all Telemark Hills owners. Its dues are voluntary but all owners in past developments have historically participated. Dues are \$200 per year for a home and \$75 a year for a vacant lot. This allows us to hire someone to groom the trails once a week or as needed. Telemark Hills LLC will purchase a snowmobile and grooming attachment at their expense and will fund the grooming until the community is able to take over the grooming and funding responsibilities. Both The Brook and Nordic Ridge have fully funded and community managed ski trails based upon this model.
8. **What is the intended use of the community trails?** The community trails are non motorized multi use. Skiing-Hiking-Snow Shoeing-Pet Walks-Biking. Although we have community trail grooming we will still allow multi uses. Near by trails groomed by the ABSF have different rules.
9. **Will there be Community Covenants?** Telemark Hills will have deed restrictions on all lots. The design and purpose of the restrictions is to protect individual owner's privacy and to ensure the community flavor as a trail side community is retained for future users.
10. **What borders the Telemark Hills property?** Telemark Hills is surrounded by various property owners. Consult the Bayfield County Land Records for exact ownership details.
11. **Does the American Birkebeiner Ski Foundation groom any trails on the Telemark Hills property?** We are still working out details of what portions of the trails may be groomed by the ABSF in their in their regular grooming rotation. Additionally a portion of the Telemark Hills trails will be designated as an alternate Birkie Course in low snow years...similar to the usage for the 2024 Birkie. These details are still being worked out with the ABSF. If the ABSF does groom some Telemark Phase 1 trails they would be groomed on deeded community easements.
12. **Where do the community trails go in Telemark Hills?** Every lot will have a trail on the border of or through the lot...all home sites are ski in and ski out! These trail locations are still being laid out but will be built out as homes are built.
13. **How many Lots will there be at Telemark Hills?** The long term plan for Telemark Hills is still being developed.
14. **When will new lots be available for purchase?** The owners of Telemark Hills will be releasing new lots on a limited basis. Limiting availability to current market demand is in the interest of all owners at Telemark Hills.