



**Town of Vail GIS Data Base map: The TOV GIS data base illustrates a variety of land use and environmental data in the neighborhood surrounding the Red Lion building. Is available information related to the consideration of neighborhood impacts being fully considered in the TOV's review of development projects?**

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

# Letters to Vail

## Fair and Equal Treatment: Equitable Property Owner Notification

### April 14, 2026

**Condominium Chaos:** The redevelopment of two iconic Vail gathering places has sparked questions about equitable notification of surrounding property owners of proposed changes in structure and operations. Town and protective covenants require that property owners who may be affected by development be notified and given the opportunity to respond. In the case of Red Lion redevelopment and to a similar extent that of Los Amigos, owners of condominiums and property that are in close proximity only learned of the upcoming redevelopment through news media or word of mouth. The individual owners received no official notification from the Town of Vail, the property owner, or the developer.

The question is, what happened and why?

Did a landlord, property manager, or homeowners' association receive notification and fail to forward the notification to owners or tenants? In this instance, it appears that is the case. Was said management just lazy or could they be intentionally delinquent about forwarding information? Or do they fail to share information out of convenience or for their own personal or professional gain? Or because they are unaware of how changes to nearby buildings and businesses affect property rights and values?

VHA is aware that communications it shares with property managers or managing agents often is not shared with owners of properties managed, and, as a result, its membership has suffered.

[TOV policy allows notification of a management company in place of notifying every owner in a condominium association.](#) That said, it is not a difficult task to contact each property owner. Current lists of owners' contact addresses for each parcel in Vail can readily be obtained from the Eagle County Treasurer's office. Condominium associations maintain lists of email addresses of their owners.

In spite of reassurance from TOV, a degree of suspicion still looms. Are savvy developers sometimes able to avoid fully complying with the intent of the equal treatment property owner notification procedure to their advantage? In an effort by the TOV to streamline the review and approval process, can notification be manipulated to the advantage of the land owner/developer, under the guise of 'incentivizing vitality'? The public would argue that replacing the Red Lion Restaurant with a high-end retail store considerably reduces vitality.

It is now on the residential property owners to find out where the failure to be notified of the proposed and potentially disruptive redevelopment originated. Doing so could protect them in the future and could support a means for them to be better informed, whether by the TOV, VHA, or others.

Should the TOV be asked to reconsider how, and to whom, notices relating to redevelopment are distributed, to avoid what appears to be happening at Red Lion? The ultimate goal is to ensure that the TOV consistently and judiciously applies review criteria to all projects. That happens best with an informed public.

\*\*\*\*\***Membership**\*\*\*\*\*

The mission of VHA is, and always has been, to identify, research, and respond to issues that affect residential property owners in Vail. We have pledged to take a leading role in advocating for the mutual interests of full and part-time residents.

VHA is a non-profit funded entirely by voluntary annual membership dues and contributions. We rely on members like you to help sustain the work we do.

As a town, Vail continues to grow while space for development shrinks, creating challenges for the Town, developers, and those who call it home. It is extremely important for everyone who enjoys the community that has evolved through the years to stay informed and involved to ensure that the lifestyle and experience we have enjoyed are preserved for our enjoyment and for future generations. VHA can help sustain that vision through the support of our valued community members.

We hope you will take a few minutes to consider the value of a VHA membership and join us in working to support the Vail experience that we love. Contact: [vha@vail.net](mailto:vha@vail.net)

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