



DEVELOPMENT AND ASSOCIATION INFORMATION FLYER
FOR REAL ESTATE PROFESSIONALS, CLIENTS, AND BUYERS
PROVIDED BY THE
SHADOW DANCER ESTATES OWNERS ASSOCIATION

OUR HOME – OUR SOLITUDE

THAT'S WHAT YOU HEAR IN OUR COMMUNITY. IT'S A PLACE OF HEALTHFUL AND HAPPY LIVING. HIGH ABOVE THE VALLEY FLOOR SOUTH OF ALPINE, WYOMING. A PLACE CLOSE TO RECREATIONAL AND BUSINESS RESOURCES, ABUNDANT IN WILDLIFE, AND EVERY BUILDING SITE HAS VIEW POTENTIAL. OUR ENTRY ROADWAY WINDS UP THE MOUNTAIN THROUGH GREEN FIELDS BORDERED BY QUAKING ASPEN TREES, INVITING YOU TO COME HOME.



Fact Sheet:

- Shadow Dancer Estates Development founded 2004 by Michael Kibbie and Merrill Weight.
- Accessible over an easement with the Trail Ridge Development via Trail Ridge Drive off of US Hwy 89.
- Principal Arteries are Trail Ridge Road and Upper Ridge Road (formerly Shiras Rd.)
- Underground electrical power from Lower Valley Energy via a 7.2 KV feed throughout the development
- Fiber Optic Cable and telecommunications services provided by Silver Star Communications
- Pressurized piped propane gas is available throughout the development from Fall River Energy Company.
- Water from the Shadow Dancer Estates Water System, a private water system owned by the association.
- Pressurized water connections in place - available at prepositioned curb stops on every building site.
- Water source is a 200,000 gallon concrete storage tank shared with the Trail Ridge Water System.
- Fire hydrants are in place throughout the development areas and supported by a 50 HP Fire Pump.
- HOA— Shadow Dancer Estates Owners Association registered with the Wyoming Secretary of State
- A strong HOA with a commitment to maintenance of it assets, resources and member satisfaction.
- Gravel roads - Graded annually, with snow removal provided by the association during the winter season.
- DCC&Rs in effect that assure maintenance of the aesthetics and natural beauty of the development.
- Current build-out is approximately 15 homes of the 29 total home sites, all presently held individually.
- Native vegetation - Pine, Aspen, and Fir Trees, Chokecherry, Chokeberry and other native brush give the development an ever changing palette of seasonal colors. Abundant Fauna. Summer Winter
- Annual snowfall 82.6 in., Annual Rainfall 18.8 in. Sunshine 209 days Mean Temps (F): 82/50 29/11