

STR TIPS    SUMMIT COUNTY    SPRING 2025

# Summit County Spring Checklist

Everything your mountain property needs before the busy season opens up.

Mud season is the unglamorous stretch between ski and summer, and it is also the most important window to get your property ready. Snow recedes, and everything winter left behind becomes visible: pine debris on the roof, frost heave along the foundation, interior wear from months of guests, and a yard that needs attention before your next booking arrives.

This checklist pulls from Park County emergency preparedness guidance, Summit County's Good Neighbor Guidelines, and Colorado State Forest Service wildfire hardening recommendations. Work through it section by section and your property will be ready for photos, guests, and the season ahead.

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## 1 Exterior Spring Cleanup

Clear winter debris and establish defensible space before fire season.

- Remove pine needles, leaves, and debris from the roof
- Clean out gutters and downspouts
- Sweep and clear decks, stairs, entryways, and patios
- Remove branches hanging over the roof or chimney
- Check that chimney screens are in place and in good condition
- Trim back shrubs and branches touching or crowding the home
- Mow or cut down dead grass and weeds as snow recedes
- Remove slash, fallen branches, and winter debris from the yard
- Confirm house numbers and address markers are easy to see from the road
- Make sure the driveway is clear enough for guest arrival and emergency access

**Timberline Note:** Park County requires visible address posting for emergency response. If your marker is weather-worn, replace it before the season opens.

## 2 Safety and Building Envelope

Verify life safety systems and check for winter wear on the structure.

- Test all smoke detectors
- Test all carbon monoxide detectors
- Review detector placement on each floor
- Inspect attic, roof, eave, and foundation vents
- Replace damaged vent screens
- Confirm vents are screened with appropriate metal mesh
- Check for gaps near siding and foundation after winter freeze and thaw
- Maintain clearance between soil or mulch and siding
- Look for loose shingles, flashing, or visible roof wear
- Inspect railings, steps, and exterior lighting for winter damage

**Timberline Note:** Vent screening with metal mesh is a specific wildfire hardening recommendation from the Colorado State Forest Service. Plastic or fiberglass screens degrade and create ember entry points.

### 3 **Yard, Access, and Spring Operations**

Walk the grounds with fresh eyes and set up for the season.

- Walk the property and note mud, runoff, or drainage issues
- Check that pathways and stairs are safe as snow and ice melt
- Inspect outdoor furniture for damage and clean before setting out
- Clean grill areas and confirm outdoor cooking areas are tidy
- Store trash and recycling containers neatly and securely
- Confirm trash storage does not attract wildlife
- Make sure parking areas are clearly usable after snow season
- Remove leftover sand, gravel, and winter buildup from entrances
- Check gates, fences, and latches for winter wear
- Schedule branch, slash, or yard debris removal if needed

**Timberline Note:** Summit County offers a free chipping program for slash and yard debris that qualifies under their wildfire preparedness guidelines. Scheduling early in spring gets you ahead of demand.

#### 4 **Interior Deep Clean and Turnover Reset**

Address seasonal wear and reset the property for summer guests.

- Deep clean windows, sills, and sliding door tracks
- Wash baseboards, trim, and high-touch surfaces
- Shampoo rugs or spot-clean winter stains
- Clean under beds, sofas, and large furniture
- Dust vents, fans, light fixtures, and hard-to-reach corners
- Wipe down walls and doors, especially around entry areas
- Refresh mattresses, mattress protectors, and pillow covers
- Rotate seasonal linens and remove worn items
- Check under sinks and around appliances for leaks
- Empty and sanitize trash cans throughout the house
- Clean mud-prone entry zones and replace worn floor mats
- Restock basic cleaning supplies for guests and cleaners

## 5 Guest-Facing Spring Touchups

Update the guest experience for the season and set expectations early.

- Update entry instructions if parking or access changes seasonally
- Refresh the welcome book with spring road and weather reminders
- Add a note about mud-season etiquette for outdoor gear
- Provide a boot tray or extra mat near entrances
- Check that exterior lights work for late arrivals
- Revisit outdoor seating setup for spring use
- Remove anything broken, rusty, or winter-worn from guest view
- Make sure guests can easily find trash, recycling, and parking info
- If you share trail tips, remind guests to respect closures and avoid muddy trails
- Encourage guests to check changing conditions before heading out

**Timberline Note:** Summit County trail conditions change daily in spring, and closures are common. A brief note in the welcome book that trails may be muddy or closed early in the season sets the right expectations before guests arrive with big plans.

## 6 **Quick April Once-Over Before Your Next Booking**

A final walk-through with fresh eyes before guests arrive.

- Stand at the road and confirm the property looks easy to find
- Walk from driveway to front door as if you were a guest arriving
- Open and close every exterior door
- Test locks, keypads, and entry lighting
- Check for any lingering snowmelt mess around entrances
- Make sure the home smells fresh and feels dry inside
- Replace burned-out bulbs
- Confirm the property feels clean, safe, and ready for spring photos