

Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

Thursday, 21 July 2016

August 2016 – Monthly Newsletter

Dear Members of AVCOA:

PROGRESS

The subscription window washing by Heartland Window Washing was completed just before the 4th of July holiday. The charges will be on the August bills of those who subscribed. If your dues payment is sent from a 3rd party payer, please alert that person of the additional charge.

The summer painting was awarded to Wild Rivers Construction of McCall. This work consisted of the exteriors of buildings B, J, and P (units 149-158, 41-52, and 81-86) and was completed during July. This was the 17th year in our program of painting the exteriors of our buildings on a nominal seven-year cycle.

The contract for re-roofing Buildings T and U (units 116-118 and 119-124) was awarded to Signature Roofing of Boise. The work is scheduled to begin the latter part of July and take about ten days. Owners of units in these buildings have been advised as possible. Notices have been placed on the units doors, where residents are not around. Re-roofing generates nails from the removed roofs. Cleanup and zealous use of a magnet is part of Signature's responsibility. Notwithstanding, please take notice and be careful. In conjunction with the re-roofing, Signature will be inspecting all roofs in Aspen Village and making any minor repairs as needed.

It has been noted that unusual shingle granule loss has been occurring at Building J. As this roof is only ten years old, a claim has been filed with CertainTeed, the manufacturer of the shingles. It is hoped that this matter can be resolved fairly promptly, and that a replacement roof can be installed before winter.

Bids for replacing the fence between Building W-1 and AmeriGas was awarded to Wild Rivers Construction of McCall. This work is scheduled for late August or early September.

It seems that the chemistry of the asphalt used by Snake River Construction of Twin Falls when they chip-sealed our roads and parking areas in 2015 was not quite right. Instead of setting up solid after a few days, the volatiles in the asphalt have become plastic again under the heat of summer days and brought softness to the surface, along with sticky black asphalt. We have had discussions with Snake River Construction about this condition and have been spreading fine sand on the sticky spots. However, beware as this condition can coat shoes and then be tracked into units. On the good side, this ongoing plasticity should help with sealing the cracks in the lower pavement and help keep water from passing through the pavement into the base structure.

ASSOCIATION CONTACT INFORMATION

For newsletter and monthly fee billing, all of us have provided addresses to the Association so that we can be contacted. As a part of this process, AVCOA also has telephone numbers associated with each unit, though some of these change from time to time and, when needed, are out of date. We are also interested in obtaining e-mail addresses for all owners so that we can do a better (and possibly less expensive) job of contacting unit owners. We would appreciate it very much if you would provide the best current telephone number and an e-mail address to be associated with your unit. **Please put a note in with your monthly bill payment, or send the information to Mary Beth Allen at Marybeth@ricklammcpa.com.**

AVCOA INSURANCE PROGRAM – NEED FOR CARE!

During the last several years we, as a group, have had a number of unforeseen events take place causing insurance claims. Most of these claims have resulted from events associated with lack of maintenance by individual unit owners. Examples are failure of old hot water heaters, old hoses to washing machines, and continuous leakage of water under sinks or from toilet tanks, et cetera. When not watched for, and when units are not occupied for significant periods, the water damage from such leaks can be large. This condition has resulted in our insurer's requirement to increase the AVCOA deductible per event to \$2,500, as well as significantly increasing our general insurance premium. This year they strongly suggested that in the future it might be appropriate for the Association to increase the deductible per event to \$5,000, or possibly higher.

Note, should an insurable event take place in your unit, that is caused by inattention or other fault of the owner, AVCOA's insurance will not cover the first \$2,500. That amount will have to be covered by the unit owner or a supplemental insurance policy that the unit owner holds. Unless we, as an Association, can limit such events, our deductible amounts, as well as our premiums, will continue to rise.

Please, take a careful look at these items, as well as other items requiring maintenance in your unit. If maintenance is needed, please see that it is done. Such care will be appreciated by all other owners, as it will be in our corporate best interest.

USE OF BARBEQUES ON WOOD DECKS IS PROHIBITED

Such use is prohibited by the Rules of the Association, as well as by requirement of our insurance company. Such use creates a substantial fire hazard. Our property management staff has responded to these situations and made sure that such use stops and is not repeated. But, our staff cannot be everywhere all the time. Therefore, we would appreciate your continued surveillance of what is occurring in your area of the Village. Please report any such use that you observe. Bob Thackeray's cell number is 469-9159. Doug Moore's cell number is 989-4433.

Note: the Association has ten outdoor picnic tables scattered around the Village. They belong to no particular unit and can be moved about the Village by unit owners as desired, consistent with being a good neighbor. And, for those of you without concrete patios, particularly second floor units, the grassed common areas near your unit can be used. Also, the patio to the west of The CLUB is available to owners for use by scheduling the event with the CLUB staff. If no one has made a reservation, the space is available to owners on a first-come, first-served basis.

SECOND ANNUAL ASPEN VILLAGE GARAGE SALE

As discussed at the annual meeting in March, the Second Annual Aspen Village Garage Sale will be held on Saturday, 3 September 2016. Time will be from 10 A.M. until about 4 P.M. If you would like to participate, please put this activity on your schedule.

Respectfully yours,

ASPEN VILLAGE CONDOMINIUM OWNERS ASSOCIATION

E. E. Hershberger
President

**N76, Aspen Village, 1607 Davis Ave, PO Box 292, McCall, ID 83638, Phone/FAX 208 634 6005,
E-mail behersh@frontiernet.net**
