

**Aspen Village Condominium Owners Association (AVCOA)**

**Board of Directors**

Monday, 21 November 2016

***December 2016 – Monthly Newsletter***

Dear Members of AVCOA:

**ANNUAL MEETING OF OWNERS FOR 2017**

At their fall meeting, the AVCOA Board set the date for the 2017 Annual Meeting. The date and time will be Saturday, 25 March 2017, at 10 a.m. The meeting will be at THE CLUB. Please mark this date on your calendar and plan to attend. Additional details, proxies, etc., will be provided later.

**OPERATING BUDGET AND DUES LEVEL FOR 2017**

At the fall meeting, the AVCOA Board also reviewed the expenditures for the current year, forecast the cash reserves, made plans for the year 2017, and approved an operating budget for 2017. A copy of the detailed budget will be included with the January Newsletter. Good news included the following:

1. THE CLUB continued to operate effectively. CLUB Manager, Debbie Isley, and her staff are working hard at a number of programs to improve both the physical and financial performance. Dave Holland oversees CLUB operations for the AVCOA Board.
2. The summer work projects were completed. These projects included painting of Buildings B, J and P, re-building the fence between Aspen Village and AmeriGas, replacement of sidewalks and entries at several locations where trip hazards were noted, and replacement of the roofs on Buildings T and U along with the usual inspection and repair of other roofs as needed.

The budget for 2017 includes a continuation of the same type of projects. These projects are as follows:

1. Painting the exteriors of Buildings K, V-1, W, and Y (units 53-60, 124-130, 137-142, and 110-115 respectively)
2. Replacing the roofs on Buildings G and H (units 25-32 and 33-40 respectively).
3. Replacing the roof on Building J (units 41-52), which failed prematurely due to faulty materials, in conjunction with and under a warranty claim with the manufacturer. A warranty claim against the manufacturer of the roofing materials used on THE CLUB has also been filed. Given success with this claim, it is anticipated that this roof may also be replaced in 2017, with help from the manufacturer.

4. Smaller projects include sidewalk concrete repair, road inspection and repair, and general roof inspection and repair.

Based upon the anticipated expenses for 2017, including the work listed above, the AVCOA Board determined that the dues and pass-through utility fee levels currently in place should be sufficient to cover the expenses anticipated. **Therefore, the monthly billing from AVCOA to each unit owner, which includes both budgeted dues and reimbursement for the four pass-through utilities, will remain unchanged with the billing for January 2017.**

However, we have also been advised that the City of McCall has undertaken a study of their current water and sewer rates. It is anticipated that a significant rate increase to cover long-term maintenance and system upgrades may come from this study. Should such an increase occur during 2017, it will be passed through to unit owners at that time.

### **VERMIN AND VARIOUS PESTS – UPDATE**

We have found it necessary to repair damage caused by squirrels gaining entry to soffits and attic spaces. **Please do not feed the squirrels!** This seems to increase the problem and thus the expense of repair. If you note where squirrels have attacked the siding and soffits, or otherwise gained entry, please bring this to the attention of Doug Moore at 208-989-4433. We will then do our best to put them out of business. Also, a few units have reported entry of bees/wasps of various sorts. Some seem to gain entry around exterior doors, particularly at the base, or possibly through bathroom or kitchen vents. Please bring this to Doug's attention as well if your unit is affected. We have noted that some unit owners spray the entry points to their units, particularly door frames, with insect poison. This seems to help control entry of these unwelcome visitors.

### **VILLAGE SPEED LIMIT**

It has been noted that some vehicles in Aspen Village have been traveling faster than the posted 15 mph speed limit signs. This has resulted in several near problems and subsequent complaints. As a result we have added several additional 15 mph signs, in addition to yellow "Children at Play" caution signs. Please take care. Also, as the access to Davis Avenue slopes gently down, please be especially careful as you approach this intersection. We do our best to keep it sanded, but at times it is quite slippery, and one can end up sliding onto Davis Avenue if the approach is too fast.

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 [behersh2@gmail.com](mailto:behersh2@gmail.com)