

Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

Friday, 21 October 2016
November 2016 – Monthly Newsletter

Dear Members of AVCOA:

PROGRESS

We have completed our planned summer maintenance and repair programs. These included the following:

1. Painted the exteriors of buildings B, J and P
2. Re-roofed Buildings T and U
3. Inspected all roofs and repaired as required
4. Replaced sections of outside concrete walkway in four locations and the west entry to Building H due to trip hazard concerns.

In 2017, we will continue with similar maintenance and repair programs. We anticipate that the major projects for 2017 will again be re-roofing of several buildings.

OWNERSHIP RESPONSIBILITY - COLD WEATHER

All units within Aspen Village are directly owned by some person or group of persons. The Aspen Village CCRR's specifically permit joint or fractional ownership. This includes the fractionally-owned units that join together for coordination as MATA.

With ownership comes responsibility for that which we own. As a part of the Owners' Association, we also need to avoid actions which can be detrimental to other owners. One such responsibility is being careful to maintain your unit so that the **pipes do not freeze** when cold weather comes. Nearly every year we have had a failure somewhere that has created conditions for a pipe, or pipes, to freeze and cause significant damage to the owner's unit, adjacent units, and the common area. Such events cause extended loss of use to the owners of the units affected. The \$2,500 deductible under the Association's insurance policy is charged to the owner if the owner is responsible for the problem. In addition, an insurance claim loss is incurred that will ultimately be repaid by all owners because it will raise the cost of our insurance.

Actions that may be of help in minimizing the chance of freezing pipes include the following:

1. Running small flows through internal water taps, especially during very cold weather
2. Raising the interior temperature in the unit a small amount

3. Calling Doug Moore at 208-989-4433 if you have concerns about something in your unit, and asking him to check out your concern

Your help in being very careful in this area will be appreciated. It would be great to go through a winter season without a single frozen pipe in Aspen Village.

Respectfully yours,

E. E. Hershberger
President