

Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

Thursday, 22 September 2016

October 2016 – Monthly Newsletter

Dear Members of AVCOA:

PROGRESS

We are continuing to work with CertainTeed, the manufacturer of the roofing material used on Building J, regarding the unusual granule loss from the shingles. We are also working with Owens Corning, the manufacturer of the roofing material on the CLUB. In the case of the CLUB, the problem seems to be significant premature cracking of the “50 year” shingles after only nine years. In both cases, progress with the manufacturers seems slow, but we are continuing to press. In all likelihood, due to the season, it appears that the remediation work will need to be scheduled for next year.

Wild River Construction of McCall completed the miscellaneous AVCOA exterior concrete slab work during September.

At the CLUB, the planned maintenance work is scheduled for the relatively quiet period of late September and early October. This work includes check-in desk area carpet replacement, and men’s shower area tile work by McCall Pioneer Design of Nampa and McCall. It also includes refurbishing the hot tub area with JCP Inc. of Parma, Idaho as the contractor.

Crack sealing of the paved areas of AVCOA is also planned for this coming period.

Now, it is time to prepare for winter. Please make sure that the heat in your unit is turned on low when you are away. It would be very nice to come to the spring of 2017 without experiencing a pipe freeze-up anywhere in the Village!

SECOND ANNUAL ASPEN VILLAGE GARAGE SALE

The village-wide garage sale seems to have gone well. The weather was nice. It appeared that many prospective buyers were attracted to the sale. Given the success of these first two garage sales, we should perhaps plan to have the Third Annual Aspen Village Garage Sale on the Saturday of Labor Day weekend next year (2 September 2017).

VERMIN AND VARIOUS PESTS

As you may be aware, from season to season there are various types of pests that would like to get into our buildings. These include wasps, carpenter ants, wood peckers, mice, squirrels, and probably some other types of life that we would prefer did not live directly with us. Our staff do their best to keep track of these invaders, and we have programs in place to discourage their entry, as well as to get rid of them when they do gain entry. However, we need your help in keeping us advised of their presence. One hundred and fifty-eight, or more, sets of eyes are better than a few in this endeavor. Therefore, please advise Doug Moore by telephone at his cell, 208-989-4433, or visit him around the Village, or at the shop office, should you become aware of such critters. Working together, I am confident that we can win the battle to keep them out and to protect our property. We will appreciate your help.

NO TRAILER PARKING AND LEFT VEHICLES

It will not be long until the snow comes. We are reminded that the commonly-owned parking area is in very short supply! The summer boat and trailer parking area behind the convenience store is prime snow storage area. It will need to be used for that purpose following the first significant snowfall. Therefore, it is requested that those of you who have boats and trailers parked in this area take action to have them removed by the end of October.

The parking areas to the north and east of THE CLUB are reserved exclusively for CLUB patrons. Especially in the fall and winter, the use of THE CLUB by outside patrons increases. They are required not to park in the parking spaces belonging to the surrounding condominium units. Note: the payments to AVCOA by these outside CLUB patrons go a long way toward covering the cost of operation of this facility, and that means lower dues levels than AVCOA owners would otherwise have to pay.

Each owner has personal rights to the "limited common area" parking space associated with his or her unit. That is the space within the garage and the space directly in front of the garage door. Parking in any other area must be in accordance with the rules established by AVCOA for the benefit of ALL owners.

"Common" parking areas are those few spaces not in front of garage doors of any units. Short-term parking of vehicles in the common parking areas is allowed on a first-come first-served basis. Long-term parking of extra vehicles in the AVCOA common area is not permitted. Such vehicles encroach on the common area owned by all units and directly interfere with snow removal efforts. This increases the Association's (your) costs. Our Property Manager has been instructed to find the owners of such vehicles, if possible, and notify them that such parking is not acceptable. Without quick response from the owners, the vehicles will be reported as abandoned and removed from Aspen Village. The owners will then have to negotiate their release and pay the costs of removal as well as storage.

As the signs at the entries indicate, bringing large trailers into Aspen Village and parking them in the common parking areas or along the side of the roads is not allowed. The Property Manager has been instructed to follow through on this as well. A few large trailers compounded with a large snowfall will result in conditions that both inhibit snow removal efforts and create unsafe conditions for everyone in Aspen Village.

Your help and consideration will be appreciated.

Respectfully yours,

ASPEN VILLAGE CONDOMINIUM OWNERS ASSOCIATION

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President

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