

Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

Monday, 27 March 2017

April 2017 – Monthly Newsletter

Dear Members of AVCOA:

ANNUAL MEETING OF OWNERS

The annual meeting of the Association was held on Saturday morning, 25 March 2017. Attendance, including proxies, was 66.7%. Thirty-one persons, owners of twenty-two units, were physically present.

Judy Siebecker and Dave Holland were elected to three-year terms, continuing their service on the Board of Directors. The draft minutes of the annual meeting will be posted on our website, www.theclubmccall.com in mid-April.

AVCOA BOARD ACTIONS

At the meeting of the Board of Directors on the afternoon of 25 March 2017, the following officers were elected for the 2017-2018 term: Ed Hershberger, president; Judy Siebecker, vice president; Pete Franz, treasurer; Rob Lohrmeyer, secretary. Other directors are Dave Holland, Lowell Hursh, and Andrea Nilson.

Consistent with the budget for 2017, the Board confirmed approval of proceeding with the following summer maintenance projects:

1. Exterior painting of Buildings K, V-1, W, and Y
2. Replacement of the roofs on Building J and THE CLUB using manufacturer's warranties
3. Re-roofing of Buildings G and H, along with a general roof inspection and any needed maintenance of all other buildings
4. Road maintenance including repair of slumps and autumn crack-sealing
5. Limited maintenance and repair of exterior concrete slabs in the common area in order to eliminate trip hazards

Items 2 and 3, roof repair and replacement, will be the major maintenance work for 2017.

CABLE ONE, ADDITIONAL TV CONNECTION BOXES

The current agreement between AVCOA and Cable One went into effect on 15 April 2016. This agreement provides for **one** set-top box to be provided to each unit as a part of the basic agreement. Additional boxes, for connection of additional television sets, can be arranged by contacting our Maintenance Supervisor, Doug Moore, at 208-989-4433. **The cost per month for each additional set-top box will be one-dollar.** That

charge will be billed to AVCOA as part of Cable One's overall billing and then passed through to the unit owner for whom the box is installed. Additionally, as with the originally provided box, the unit owner will be responsible for the care and safety of the box. Should the box be destroyed or lost, so that it cannot be returned to Cable One, the unit owner will be charged \$100 for the unreturned box.

Additional services, such as telephone, internet, and Wi-Fi can also be arranged directly through Cable One. They will be billed directly to the unit owner.

It was noted at the annual meeting that at times, when the set top box has a problem, it would be desirable to have the AVCOA-Cable One Account Number to help Cable One find the specific set top box which has a problem. **The AVCOA-Cable One Account Number is 112604053.** This, plus the Unit # and/or the number upon your set-top box should allow Cable One to send a signal to your box and hopefully get it operating again.

AVCOA FLOWER PLANTING DAY – SATURDAY, 17 JUNE 2017

Please mark Saturday, 17 June 2017, on your calendar for flower planting day in Aspen Village. Come and enjoy being outdoors, working in the flowerbeds and meeting your neighbors. It is a lot of fun. Lowell and Pat Hursh have again agreed to lead the team planning and preparing for the lunch and our pot-luck supper. If you would like to help with lunch or supper, please e-mail them at lphursh@aol.com or call them at (208) 938-4369. Details and RSVP forms will be included in later newsletters. Liz Neighbor will again plan the flower selection and planting program. If you would like to help with this program, please contact Liz at (208) 861-7945 or at lizineig@gmail.com by e-mail.

ASPEN VILLAGE – LIMITED TRAILER PARKING

Short-term parking for trailers, campers, et cetera, which is available on AVCOA common area, is located just off Davis Avenue. This can be along the west edge of the general parking area to the west of Building B. Also, the unpaved common area to the east of (behind) the Convenience Store is available for short-term parking. Short-term is considered to be during a vacation, a week or so maximum, not the summer season. For long-term storage, there are a number of locations in the McCall area where suitable arrangements can be made.

The paved area behind the Convenience Store, as well as the paved area in front and to the north, is limited common area controlled by the Convenience Store. Any parking in this area will have to be arranged with the owners of the store.

Additionally, the space directly in front of garage doors of each unit, for a limited distance, is the "limited common area" of that unit. Trailers or extra vehicles of owners/renters of that unit can be stored in this area if the trailer or stored vehicle is not a nuisance and/or safety hazard.

WINDOW WASHING

At the Annual Meeting it was agreed that AVCOA would try to arrange for washing of windows on a subscription basis, especially high windows with difficult access. However, the McCall window washing firm, who has previously done the work on a fixed price per pane, has declined to wash windows in Aspen Village. They advise that their methodology has changed and the spread-out nature of the Aspen Village work is not consistent with their new methods.

We have received a quotation from another firm to do the window cleaning using the standard squeegee methodology, but at a cost of \$35 per hour. Both the firm willing to perform the work on an hourly basis and the firm previously employed indicate that the cost per pane, or per hour, for doing a few high hard-to-reach windows is significantly higher than for doing a whole series of windows. Therefore, the proposed formula for spreading the cost equitably among the owners who wish to participate is as follows: Those participating owners with fewer than nine panes to be washed will be charged 1.4 times as much per pane as those who have nine or more panes washed. The billed cost from the window washing firm will be distributed to those units subscribing based upon that formula. AVCOA will pick up any excess cost exceeding \$4.50 per pane for those units subscribing for less than nine panes, and exceeding \$3.50 per pane for those subscribing for nine panes or more. NOTE: the cost per pane in 2016 was \$3 per pane.

The plan is to have the windows washed in June, before the 4th of July holiday, given that the weather is cooperative. Therefore, the cutoff date for receipt of subscription forms will be Monday, 15 May 2017.

Given that final arrangements can be made, the washing will be done by McCall Window Washing. In order to avoid confusion, the definition of a “pane, one side.” A pane is a section of glass surrounded by framing of some sort. One side means either outside or inside. Many windows have two panes, upper and lower, a total of four sides of panes if both inside and outside are washed. And, some windows have multiple framed segments that increase the number of panes significantly. If you wish to have such a window washed, you will be charged for the multiple panes.

Please complete the attached authorization form, identify what you want done, tabulate the number of sides of panes that you authorize, and send the form with your April dues payment.

You will be billed for the window washing with the next AVCOA monthly dues billing following completion of the washing. We hope that this will make those difficult (and dangerous to reach) windows sparkle again.

CHIMNEY SWEEPING AND DRYER VENT CLEANING

As Heartland Chimney Sweeps of Council, Idaho, did a good job of performing the required chimney sweeping and optional dryer vent cleaning in 2014, 2015 and 2016, we returned to them to negotiate a new agreement for 2017. As noted in the February Newsletter, it was agreed that \$62 per unit was a fair and reasonable price for cleaning chimneys or flues from wood burning stoves, pellet stoves, or fireplaces.

Exceptions to the required chimney sweeping are as follows:

- 1) Building B where there is only electric heat (no chimneys)
- 2) Units where the stove has been physically removed
- 3) Units where the owners/occupants have not/do not/ and will not use their wood burning heating systems.

None of the above units have “operating” chimneys. Therefore, they do not require sweeping to satisfy our safety and insurance obligations. A **fourth exception** is units where the owners arrange for a professional chimney sweep to perform the required sweeping independently and provide AVCOA with written documentation that it has been accomplished.

To sort this out, and for unit owners to avoid being charged the cost of chimney sweeping, **we need your help**. If you are in the above groupings, please fill in the **(NO CHIMNEY SWEEPING REQUIRED)** FORM on the attached page and return it to AVCOA at PO Box 2069, McCall, ID 83638, either directly or with your monthly fees payment. If we do not receive a note from you by Tuesday, 11 April 2017 (other than Building B owners) and the chimney is swept due to lack of information, **you will be charged for the sweeping**.

For dryer vent cleaning, the cost will be \$28 per unit cleaned, the same as in 2016. Vent cleaning is performed by exhausting the buildup of dryer vent lint from the exterior end of the venting system.

If you are interested in having your dryer vent system cleaned, please fill in the attached subscription form and return it to AVCOA by Tuesday, 11 April 2017. We will arrange for Heartland to clean your dryer venting system during the late April to Memorial Day weekend period when they are performing the chimney cleaning.

Respectfully yours,

ASPEN VILLAGE CONDOMINIUM OWNERS ASSOCIATION

E. E. Hershberger
President

**N-76, Aspen Village, 1607 Davis Ave, PO Box 292, McCall, ID 83638, Phone/FAX 208 634 6005,
E-mail behersh2@gmail.com**

SUBSCRIPTION FORM FOR WINDOW WASHING

Date: _____

AVCOA
Attention: Doug Moore
PO Box 2069
McCall, Idaho 83638

We hereby authorize you to have the window panes on the following list and sketch washed at our expense. The list identifies _____ window panes to be washed on the exterior side and _____ window panes to be washed on the interior side for a total of _____ sides of panes. The cost per pane washed will be not greater than \$4.50 per pane, one side, for eight or less panes or \$3.50 for nine or more panes, one side. We agree to reimburse AVCOA for the cost incurred.

To assure coordination regarding location, screens, keys, access, etc., we can be reached at the following phone number/s: _____.
Please call us if our listing or access arrangements are not clear.

Unit: _____ Owner: _____

SKETCH OF WINDOW LOCATIONS: (use space below or on reverse side)

AVCOA Contact numbers:

| | |
|---------------|---|
| Doug Moore | cell (208) 989-4433, or Shop (208) 634-7577 |
| Bob Thackeray | cell (208) 469-9159 |

NOTICE OF NO CHIMNEY CLEANING REQUIRED!

To: AVCOA

Subject: **NON-USE of Wood-Burning Heating Systems or documented independent professional sweeping**

We have not used our wood-burning heating system, including chimney, during the 2016-2017 heating season, and do not plan to use the system during the 2017-2018 heating season. Alternatively, we will independently have our chimney swept by a professional and will provide AVCOA with appropriate documentation. Therefore, please have the chimney sweep contracted by the Association skip our unit when performing the required inspection and sweeping.

Thank you.

UNIT: _____ OWNER: _____

CONTACT TELEPHONE NUMBERS: _____

DRYER VENT CLEANING

AVCOA
P. O. Box 2069
McCall, ID 83638

We hereby authorize AVCOA to have our dryer vent in Unit _____ inspected and cleaned at our expense. For routine inspection and cleaning, in 2017, we authorize payment of \$28.

Should the routine inspection and cleaning of the dryer vent at our unit identify a need for significant additional maintenance, repair, or replacement, please contact us at _____.

UNIT: _____ OWNER: _____