

Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

Friday, 21 July 2017

August 2017 – Monthly Newsletter

Dear Members of AVCOA:

PROGRESS

The subscription window washing by Squeegee Boys, LLC of Boise was completed as scheduled on 19 and 20 June. 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 AAA Action Painting of Eagle, Idaho. This work consists of the exteriors of buildings K, V-1, W, and Y (units 53-60, 124-130, 137-142, and 110-115) and began on 10 July. The work is scheduled to be completed the first week of August. This was the 18th year in our program of painting the exteriors of our buildings on a nominal seven-year cycle.

Contracts for re-roofing Buildings G and H (units 25-32 and 33-40), as well as for Building J (units 41-52) and THE CLUB were awarded to Signature Roofing of Boise. The work began as scheduled on 10 July but with only one crew, rather than two. We have been advised that this development stems from difficulty in getting the necessary shingles from the manufacturers, particularly for THE CLUB. Therefore the work will continue into mid-August, following the pattern, G, H, J, CLUB. 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.

Crack sealing of our asphalt pavements and other remedial work is planned for September.

THIRD ANNUAL ASPEN VILLAGE GARAGE SALE

As discussed at the annual meeting in March, the Third Annual Aspen Village Garage Sale will be held on Saturday, 2 September 2017. 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.

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has telephone numbers associated with each unit, though some of these change from time to time and, when needed, are out of date.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.

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.

AVCOA INSURANCE PROGRAM – WATER LEAKS - NEED FOR CARE!

As noted last month in the July Newsletter, we (the Association as a whole) are being burdened by a poor record over the last several years regarding water leaks from non-inspected pipes and their connections that furnish water to sinks, showers, dishwashers, refrigerators, and particularly HOT WATER HEATERS. Failure of aged hot water heaters has been a particular problem. HOT WATER HEATERS need to be replaced before they fail by rusting through and creating a disaster! As these areas, pipes, and water facilities are a part of the units, they belong to the individual owners. And, the individual owners are responsible for their inspection and maintenance. At the same time, due to the verbiage of the CRR's, the Association's insurance stands in front and is the primary insurance.

Therefore, under pressure from our insurer, with our July Newsletter we sent all individual unit owners a request to make an "INVENTORY OF WATER DAMAGE RISKS" in their own unit. We asked that each of you take a look (or make arrangements for someone else to do so) at the noted risks in your condo and advise by sending us a copy of the inventory form that we included with the newsletter. By this effort on the part of all of us, we are hoping to assure that all these areas are looked at, and that any problem conditions are resolved before they become the basis for an insurance claim.

I am personally quite disappointed with our collective response. We have received **16** returned forms as of the drafting of this newsletter. That is a ten percent response rate. We must do better, much better. I am aware that MATA, with 30 units, is in the process of making a review. I am also aware of another four or five units being reviewed by owners or agents for owners. However, with these units added, we will have had a response from only 50 units out of our total of 158.

PLEASE, take a look at these water risk areas in your condo, or have a competent agent do so, and send a copy of the attached form to us, our Association, for tabulation.

If you note a problem, or note that your water heater is OLD, please repair or replace as appropriate. To facilitate, another copy of the “INVENTORY OF WATER DAMAGE RISKS” form is attached for your use.

For the sixteen of you who did follow through, inspect your unit and make needed repairs, THANK YOU!! We appreciate your diligence and willingness to help us all. For those who have not yet found the time to take a look at their unit and its conditions, please take the time and join the sixteen who have already followed through. We will all be well served by our mutual working together for the common good.

Respectfully yours,

ASPEN VILLAGE CONDOMINIUM OWNERS ASSOCIATION

E. E. Hershberger
President

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ASPEN VILLAGE
INVENTORY OF WATER DAMAGE RISKS

1. HOT WATER HEATER
 - a. **YEAR OF MANUFACTURE:** _____
 - b. Piping and connections

2. KITCHEN AREA
 - a. Under sink piping and connections
 - b. **Flexible spiral steel pipe?**
 - c. Refrigerator piping and connections
 - d. Dishwasher piping and connections

3. BATHROOM AREAS
 - a. Under sink piping and connections
 - b. **Flexible spiral steel pipe?**
 - c. Shower/tub condition and drain
 - d. Toilet tank piping and connections
 - e. Toilet wax seal condition

4. OTHER

UNIT NUMBER: _____ DATE: _____

UNIT OWNER: _____

WE WILL APPRECIATE YOUR HELP IN OBTAINING A COMPLETE AND UP-TO-DATE INVENTORY OF THE CONDITION OF THESE POTENTIAL SOURCES OF WATER DAMAGE.

AVCOA BOARD