

Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

Monday, 23 January 2017

February 2017 – Monthly Newsletter

Dear Members of AVCOA:

AVCOA ANNUAL MEETING

As announced in the January 2017 Newsletter, the AVCOA Board has set the time, date, and location for the 2017 annual meeting of Owners. The official notice is below. The basic agenda for the meeting and the RSVP and proxy forms are included with this mailing. It is important that we have the opportunity to get together to review and discuss matters related to our association. Please attend if you possibly can.

NOTICE OF ANNUAL MEETING OF MEMBERS

SATURDAY, 25 MARCH 2017, AT 10:00 A.M.

THE CLUB AT ASPEN VILLAGE

DATE OF THIS NOTICE: 23 JANUARY 2017

PLEASE RSVP WITH THE ENCLOSED PRE-ADDRESSED ENVELOPE

AGENDA FOR THE ANNUAL MEETING OF MEMBERS

AT 10:00 A.M. ON SATURDAY, 25 MARCH 2017

THE CLUB AT ASPEN VILLAGE, McCALL, IDAHO

- 1. SIGN IN/ROLL CALL OF OWNERS**
- 2. PROOF OF NOTICE OF MEETING**
- 3. REVIEW AND APPROVAL OF THE MINUTES OF THE ANNUAL MEETING OF 12 MARCH 2016**
- 4. REPORT OF THE TREASURER: PRESENTATION OF THE AVCOA FINANCIAL REPORT FOR THE FISCAL YEAR WHICH ENDED ON 31 DECEMBER 2016**
- 5. REPORT OF THE PRESIDENT**
- 6. NOMINATION AND ELECTION OF AVCOA BOARD OF DIRECTORS**
- 7. SPECIAL MOTION TO PROVIDE FOR CARRY-OVER OF AVCOA FUNDS FROM YEAR TO YEAR AS REQUIRED BY THE IRS**
- 8. OTHER BUSINESS TO BE BROUGHT BEFORE THE MEMBERS**
- 9. ADJOURNMENT**

PLEASE TRY TO ATTEND THIS IMPORTANT MEETING

AVCOA DIRECTORS

At the annual meeting we will need to elect or re-elect two directors. Dave Holland and Judy Siebecker have completed their current terms and have indicated a willingness to continue to serve. They will be the Board's nominees for three-year positions ending at the 2020 annual meeting.

The other Board members and their term completion dates are as follows: Andrea Nilson and Rob Lohrmeyer in 2018, and Pete Franz, Ed Hershberger, and Lowell Hursh in 2019.

PREVENTABLE WATER LEAKS AND INSURANCE

Over the last year we have had several preventable, or at least susceptible to mitigation, water leaks occur within the units of Aspen Village. Universally, those in which the unit owners were watchful, took care, and reported the condition early, the costs were taken care of by needed maintenance, or relatively small costs, say less than the AVCOA policy deductible of \$2,500. In other cases, the problems were not discovered or reported until damages and costs were substantial, and the inconvenience of not having a clean and usable unit for an extended period (months) was painful to the unit owner. Also, as AVCOA's insurance cost per year is significantly based upon our loss ratio (paid losses vs. insurance premiums paid), we all have to pay for the losses sustained by lack of attention to detail and delayed reporting.

So, **please**, check your unit frequently and thoroughly! Look under your sinks and at connections to appliances, particularly hot-water heaters, dishwashers, washing machines, and refrigerators. Check the shower tile, as well as the shower door and connection to the shower pan. If the hot water heaters are old, do not wait for them to fail. If the hoses are old, or any connections seem to have a little leakage, please replace or maintain them. Such diligence will pay off directly to you as the owner of the individual unit, and to all of us who are a part of AVCOA and pay the insurance costs. Your help in this may not be directly recognized by your neighbors, but it will be appreciated.

CHIMNEY SWEEPING AND DRYER VENT CLEANING

As Heartland Chimney Sweeps of Council, Idaho did a good job of performing the **insurance required** chimney sweeping and optional dryer vent cleaning during the 2014-2016 period, we returned to them to negotiate a new agreement for 2017. They were agreeable to continue with their 2016 pricing, \$62 per chimney cleaned. And, we have accepted their proposal.

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/occupant have not/do not/ and will not use their wood burning heating systems.

None of the above units are considered to be operational 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 these exceptions, so that those unit owners 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 P.O. Box 2069, McCall, ID 83638, either directly or with your monthly fees payment. If we do not receive a note from you (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, Heartland proposed to continue with their 2016 price of \$28 per vent cleaned. We have accepted their proposal. If you are interested in having your dryer vent system cleaned, please fill in the attached subscription form and return it to AVCOA. We will then arrange for Heartland to clean your dryer venting system during the late April to Memorial Day weekend period when they are performing the required chimney cleaning.

Respectfully yours,

ASPEN VILLAGE CONDOMINIUM OWNERS ASSOCIATION

E. E. Hershberger
President

Attachments: RSVP for the 2017 AVCOA Owners Annual Meeting
PROXY STATEMENT for 2017 AVCOA Owners Annual Meeting
NOTICE OF NO CHIMNEY SWEEPING REQUIRED! Form
DRYER VENT CLEANING Form

**N76, Aspen Village, 1607 Davis Ave, PO Box 292, McCall, ID 83638, Phone/FAX 208 634 6005,
E-mail behersh2@gmail.com**

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, 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: _____