

## **Aspen Village Condominium Owners Association (AVCOA)**

**Board of Directors**

Wednesday, 21 December 2016

### ***January 2017 – Monthly Newsletter***

Dear Members of AVCOA:

#### **ANNUAL MEETING OF OWNERS**

At their fall meeting, the AVCOA Board set the date for the 2017 Annual Meeting. The date and time will be Saturday, 25 March 2017, at 10 a.m. The meeting will be at THE CLUB. Please mark this date on your calendar and plan to attend. Additional details, proxies, etc., will be provided later.

#### **AVCOA DIRECTORS**

At the annual meeting, we will need to elect two directors. Dave Holland has completed a three-year term and Judy Siebecker has completed the term started by Brian Benton. Both Judy and Dave have indicated a willingness to continue to serve. Therefore, they will be the Board's nominees for the three-year positions ending at the 2020 annual meeting. The other board members and their term completion dates are as follows: Rob Lohmeyer and Andrea Nilson in 2018; Pete Franz, Ed Hershberger, and Lowell Hursh in 2019.

#### **OPERATING BUDGET AND DUES LEVEL FOR 2016**

As stated in the December 2016 Newsletter, the current AVCOA budgeted dues and fees will remain unchanged at this time. We are aware that the City of McCall is considering raising the fees charged for water and sewer connections. Should the city raise the rates for these two pass-through utilities during 2017, AVCOA will pass these increases through to the individual owners at that time. For your information, a copy of the AVCOA summary budget for 2017 is attached.

#### **CHIMNEY CLEANING SCHEDULE**

The spring (mud-season) chimney cleaning program in Aspen Village went very well in 2016. During this period the Village has low occupancy, the chimney sweeps are not that busy, and the weather is headed toward less frost and snow, rather than more and more difficult working conditions. Therefore, the insurance-mandated yearly cleaning program will again be planned for spring, with forms being included in the February Newsletter. Forms for the optional dryer vent cleaning program will also be provided.

#### **NO TRAILER PARKING OR LEFT VEHICLES**

The snow is here and more is coming. This clearly brings to our attention that the commonly-owned parking area is in short supply. The parking area adjacent to THE CLUB is dedicated for use of CLUB users.

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.

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, thereby increasing costs. Our Property Manager has been instructed to find the owners of these vehicles, if possible, and notify them. Without quick response, 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 their removal, as well as storage.

As the signs at the entries to Aspen Village indicate, bringing large trailers into Aspen Village and parking them in the common parking area 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 all parties within Aspen Village. Your help and consideration will be appreciated.

### **COLD WEATHER AND CHECKING OF CONDOMINIUMS**

We have had a cold snap here in the Village, and there will certainly be another. Therefore, when you leave the Village, please make a careful check of your unit and be sure of the following:

1. The thermostat is turned up sufficiently to provide appropriate interior heat.
2. The hot water heater is turned on (especially those in garages or garage closets).
3. Cupboards adjacent to exterior walls (especially those including water supply pipes or drainage lines with traps) are left open to provide for circulation of the heated air of the unit.

### **EMERGENCY TELEPHONE NUMBERS**

It is suggested that these numbers be posted in your units at some appropriate location so that occupants (whether yourself, guests, or renters) will be able to make a contact quickly if necessary. The **AVCOA EMERGENCY CONTACT LIST** is as follows:

**BUILDINGS AND GROUNDS:** Doug Moore, cell 989-4433, shop 634-7577

**PROPERTY MANAGER:** Bob Thackeray, cell 469-9159

**THE CLUB:** Debbie Isley or THE CLUB desk 634-5838

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,  
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