

Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

Thursday, 22 June 2017
July 2017 – Monthly Newsletter

Dear Members of AVCOA:

FLOWER PLANTING DAY

We owe special thanks to Liz and Dan Neighbor for their efforts on flower procurement, selection, and organizing the flower planting effort. With the Neighbors leading the way, the planting crew had the flower planting under control by lunch time. For all who participated, thank you for your help! The appearance of Aspen Village is much improved by your efforts.

Mother Nature provided us with another beautiful McCall day. Lowell and Patty Hursh, with help from others who pitched in, did a great job in arranging, preparing, and setting up for lunch and our potluck supper. We had lunch in the park area between the main outside pool and the tennis courts. The evening was beautiful, so we had supper on the deck to the west of the CLUB. Note: this area, including gas BBQ, is available on a first come first served basis to all AVCOA owners.

CHANGE IN AVCOA BOARD

Judy Siebecker, who has been AVCOA Vice President for a year, has sold her unit and therefore has retired from the Board. We thank her for her service to our Association. The Board has selected Michael Gurney, owner of Unit B-158, to serve as a Board Member until the next annual meeting in March 2018. Please join us in welcoming Michael to the AVCOA Board.

BILLING FOR DRYER VENT CLEANING

Billing for the subscription dryer vent cleaning will be on July bills. If a third party automatically pays your AVCOA dues and fees, please advise them of the dryer vent cleaning item and include it in the payment. There were eight subscribed units where the dryer vent was not cleaned for a variety of reasons, and the owners of these units have not been billed. Please call Doug Moore, if you are one of the eight, and he can advise you as to the reason your dryer vent was not cleaned and what action may be needed.

4TH OF JULY HOLIDAY CELEBRATIONS - CAUTION

This is the holiday of holidays in McCall. The fireworks display over Payette Lake is a world class affair with great observation points from many locations. However,

due to the need for darkness to maximize the color and effect, the display is generally not over until sometime after 10 PM.

Thus, small private celebrations at other locations, such as in Aspen Village, that might follow the public display quickly get late with respect to the Rules and Regulations of Aspen Village, which state that activities generating excessive noise in the Village should not extend beyond 11 PM. Also, there are Idaho and McCall regulations with respect to the types of fireworks that are legal. In addition, we, as owners of the property in the Village, have our concerns regarding safety of our buildings as well as the safety of the participants in such private celebrations. The safety of children, in particular, is a concern.

Your help in being personally careful, and considerate of others will be appreciated. Also, should you observe actions of other celebration participants that seem to be unsafe, illegal, or create conditions that might cause significant safety and insurance problems, please intervene as appropriate or call Bob Thackeray, our property manager, for help. Thank you for your consideration.

PROGRESS

Drainage work at Buildings C, D, and E and their associated courtyard, Building F, and along the south west border of the Village has been completed. NDI Contracting of Lake Fork did the work.

The subscription window-washing program in Aspen Village is planned for 19 and 20 June. Squeegie Boys, LLC, of Boise is to do the work.

The miscellaneous concrete work in the Village, primarily to take care of trip hazards, is to get underway this week. Wild Rivers Construction of McCall is the contractor.

Bids were taken for the summer painting program, Buildings K, V-1, W and Y (units 53-60, 125-130, 137-42 and 110-115 respectively), and was awarded to AAA Action Painting of Eagle, ID. They plan to start at Building Y on Monday, 10 July, and then move on to Buildings V-1, W, and K in that sequence. After startup, they plan to have sufficient crew to spread-out the work sequence over a couple buildings at a time so that touch-up and cleanup at Building K will be complete by the end of July. For owners of units in these buildings, please take notice and contact Doug Moore if this schedule creates severe difficulties. It may be possible to adjust the building sequence, if that can be done early and without causing problems elsewhere. This will be the 18th year in our program of painting the exteriors of our buildings on a nominal seven-year cycle.

As noted previously, the re-roofing and roof inspection work in the Village has been awarded to Signature Roofing of Boise, Idaho. As planned, Signature will be working with two crews. The first crew will be re-roofing Buildings G and H. The second crew will be re-roofing Building J and THE CLUB. This work is scheduled to start on 10 July and take approximately three weeks to complete.

Crack sealing of our asphalt pavement and other remedial work is planned for the late summer.

INSURANCE AND VIGILANCE REGARDING WATER LEAKS

We have renewed the property and liability insurance to cover Aspen Village with our long term carrier, Cincinnati Insurance Company, for the year 1 July 2017 through 30 June 2018. Our overall insurance cost increased almost ten percent or about six thousand dollars. This increase is tied to many things, but in particular to our loss ratio over the last four years. We simply have had too many incidents, including expensive occurrences. All of these occurrences relate to water damages resulting from **lack of timely maintenance on the part of individual unit owners**. The most troubling of all such occurrences is that of individual unit owners taking no action on aged hot water heaters until they fail. And, when they fail, especially with no one around, the damage is wide-spread and costly to repair. As a consequence, Cincinnati has asked that we implement a program to obtain data on the age and condition of hot water heaters, as well as the other potential areas of water leakage within the individual units. We need to take action on this to avoid being unable to obtain insurance from main-line carriers, and thereby incur very large increases in cost in the secondary market.

Accordingly, you will find a form attached to this newsletter asking each individual owner to look at their hot water heater, note down the date of manufacture on its name plate, mark it on the form, and submit it with your dues and fees payment. Should you need help in examining your hot water heater and finding that date, please feel free to call Doug Moore, our Maintenance Supervisor, at 208-989-4433 and ask for his help. We need to get an updated inventory of all water heaters, their condition, and age. Most water heaters come with a warranty of about 10 years, and perhaps last a few years beyond that before they begin to leak or simply rust out and fail catastrophically.

While checking on your water heater, please, also check on the condition of the other potential sources of water leakage for which each individual unit owner is responsible. These include connections to sinks and faucets in both kitchen and bathrooms, connecting lines to toilet reservoirs, wax seals from toilets, connecting lines to refrigerators with cold water and ice makers, connecting lines to and from dishwashers, and any other interior water source. Within the Village we have had failures with insurance consequences in all of the above categories.

One of the latest, and most severe, water damage claims that we have had to process related to the failure of one of the old spiral steel flexible pipes furnishing water to the toilet tank. These pipes stem from the 1980's and have long ago been deemed unsatisfactory due to multiple failures. If your unit still has such pipes in place, please change them out before they fail and result in another case of catastrophic water damage.

We will set up a tabulation of this information and share it with our insurance carrier. I anticipate that we will find it necessary to update this information on an annual basis. If this effort will help us, as a family of unit owners, to do a better job of eliminating the incidence of these water leaks, we should be able to cut our premiums by perhaps ten to twenty thousand dollars a year. That will, in turn, result in lower dues for all of us. I believe that is a worthy cause.

WE NEED AND WILL APPRECIATE YOUR HELP!

EMERGENCY TELEPHONE NUMBERS

It has been brought to our attention that it may be helpful to again publish a list of emergency contact telephone numbers for Aspen Village. Particularly, these numbers should 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:

PROPERTY MANAGER: Bob Thackeray, cell 469-9159
BUILDINGS AND GROUNDS: Doug Moore, cell 208-989-4433, shop 634-7577
THE CLUB: Debbie Isley, THE CLUB desk 634-5838

Respectfully yours,

ASPEN VILLAGE CONDOMINIUM OWNERS ASSOCIATION

E. E. Hershberger
President

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