

## Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

Friday, 21 April 2017

### *May 2017 – Monthly Newsletter*

Dear Members of AVCOA:

#### **AVCOA FLOWER PLANTING DAY – SATURDAY, 17 JUNE 2017**

Come and join your co-owners for a day of fun in the sun. This year's annual flower planting and spring clean-up day is Saturday, 17 June 2017. We will meet at the south end of the storage building a little before 9 A.M., where we will start our day with some coffee, juice, donuts and/or rolls and some friendly conversation. We will start planting at about 9 A.M. and work until noon when we will break for lunch. The lunch will be provided by the Association, with many thanks to Lowell and Patty Hursh for making it happen. Weather permitting, we will have our picnic on the grassy area between the tennis courts and the main pool. Otherwise we will eat at The Club. After lunch, we will continue working as needed. With good turnouts and our grounds getting into better and better condition, the amount of work needed has diminished over the last several years. However, winter often adds some special projects.

The Association will have bedding plants ready to put into the flower beds and barrels. We thank Liz and Dan Neighbor for their help in ordering the plants and organizing the planting. If anyone has shasta daisies, columbine, lupine, or other very hardy perennial starts or evergreens, they would be appreciated. You will need to bring your own gardening tools, gloves, etc.

We will have a pot-luck/barbecue supper in the evening. We will gather at 5:30 P.M. on the patio or in the upstairs multi-purpose room of The Club, depending on the weather. Please bring your **own meat** to barbecue and a salad, dessert or hors d'oeuvres to share. It has been suggested that families with last names beginning with A-H bring salads, I-P bring desserts, and Q-Z bring hors d'oeuvres.

Please fill out and return the RSVP form on the fourth page of this letter with your monthly fees in order to let those organizing the event know of your intentions. We are looking forward to seeing everyone and renewing old acquaintances. Please call Lowell or Patty Hursh at 208-938-4369, or e-mail at [lphursh@aol.com](mailto:lphursh@aol.com), if you have questions or are willing to help with lunch or supper arrangements. The potluck supper mostly takes care of itself, but help is welcome for setting up and cleaning up after both meals.

#### **PROGRESS**

We have awarded contracts to Signature Roofing of Boise, Idaho for the re-roofing of THE CLUB, Building J, Building G, and Building H. The first two projects stem from premature failure of the materials supplied by manufacturers of the roofing installed in 2007 and 2006. Both manufacturers are participating and met the terms of their warranties on their materials. However, significant costs still accrue to AVCOA.

The roofs on Buildings G and H were identified in the roof inspections of the last several years. They have simply worn out. They were installed in the 1994-5 period.

**Of particular note: the re-roofing of these buildings is scheduled to start on 10 July and to take about three weeks to complete using two crews. Work will start on Buildings G and J and then progress to Building H and THE CLUB. Work on THE CLUB will be pushed, particularly on weekends. Hours of work allowed are from 8 AM until 8 PM.** It will be a noisy time, especially for those of you who have units in Buildings G, H, and J. If you are there full time, we just hope that you can grit your teeth and be glad to have it over on an expedited basis. If you are planning a relaxing, quiet, time in McCall, please avoid this period. If you rent your unit, this time period will be bad news. The roofs must be repaired and the shingles being installed are 50-year class with warranties for 25 years without proration. So, on these buildings this should be the last time you will be in this situation.

### **ANNUAL AVCOA GARAGE SALE**

The schedule for this event was also discussed at the AVCOA Annual Meeting. The consensus was that Labor Day Weekend was the choice time for such garage sales. Therefore, please put Saturday, 2 September 2017, on your calendar for this event. Generally, we would expect the sale time would be roughly from 10 AM until 3 PM. If you are interested in participating in a group sale in the patio area to the west of THE CLUB, please contact Debbie Isley at 634-5838 for coordination.

### **PETS, PARTICULARLY DOGS, CONTROL AND CLEANUP**

This was another subject discussed at the AVCOA Annual Meeting. Per the CCRR's and currently adopted Rules and Regulations, **only** unit owners are allowed to have pets within the Village. Maintaining this program is sometimes difficult, but we work at it. Per the Rules and Regulations adopted in 2008, dogs are to be kept on leash while outside and within the Village, and the owners are expected to clean up after them as needed. Your help in this will be much appreciated by all of your fellow owners.

### **VERMIN AND VARIOUS PESTS**

Spring is here and with this season we often have more activity with ants, wasps, woodpeckers, squirrels, and other critters. If you note such activity, particularly heavy activity, please notify Doug Moore at 208-989-4433 and we will take action to do what is possible to eliminate, or at least significantly diminish, the intrusion of such unwelcome visitors. We have noted that some unit owners spray the entry points to their units, particularly door frames, with insect poison and believe that this helps control entry.

### **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, 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:

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

### **WINDOW WASHING**

With help from a unit owner, we have been able to find an alternative firm from the Boise valley to perform this service for us on a fixed price per pane basis. This firm is Action Window Cleaning. Their proposed price is \$3.50 per pane for outside windows and \$1.75 per pane for interior windows. As before, a pane is a section of glass surrounded by framing.

As noted in the April Newsletter, the McCall based firm that has performed this service for us in previous years at a cost of \$3 per pane is simply not willing to continue, price not being an issue. The other McCall firm willing to use a per pane price also declined to perform this service. They advised that they simply had more work than they could do.

The April Newsletter contained a subscription form based upon using the McCall based window washing firm using hourly rates with AVCOA warranting that the cost would not exceed either \$3.50 or \$4.50 per window pane, one side. The form attached to this letter has been adjusted to the new proposal from Action Window Cleaning. Presumably, if you have filed this form, we will consider that the substitution of Action Window Cleaning as the firm will make no difference. Should you wish to have more windows cleaned, particularly interior windows at the significantly lower price quoted, please submit a new form.

Based upon discussions with Action Window Cleaning, the 15 May cutoff date for submittal of subscription forms, and their requirement for notice (three-weeks in advance), the current plan is to ask that the cleaning be done during the week of 19-23 June.

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 [behersh@frontiernet.net](mailto:behersh@frontiernet.net)**

**AVCOA'S FLOWER PLANTING DAY - SATURDAY, 17 JUNE 2017**

Please fill out the information below and return ASAP, no later than Monday, 5 June 2017.

\_\_\_\_\_ I'm planning to attend the 17 June, AVCOA Flower Planting Day.

\_\_\_\_\_ Number in party for lunch

\_\_\_\_\_ Number in party for supper

For the potluck supper, I plan to bring: **(circle one)** salad    dessert    hors d'oeuvres  
plus my own **meat** for the potluck supper.

Names: \_\_\_\_\_ Unit # \_\_\_\_\_

Home Phone # \_\_\_\_\_ Condo Phone # \_\_\_\_\_

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**WINDOW WASHING**

We hereby authorize the window panes on the following list and sketch to be washed at our expense. A reminder: a window pane is any section of glass that has a frame around it. The list identifies \_\_\_\_\_ window panes to be washed on the exterior side and \_\_\_\_\_ window panes to be washed on interior side. At a unit cost of \$3.50 per exterior pane, and \$1.75 per interior pane this comes to \$ \_\_\_\_\_. 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 telephone number/s: \_\_\_\_\_.  
Please call us if our listing or access arrangements are not clear.

Owner: \_\_\_\_\_ Unit # \_\_\_\_\_

**Status of Keys for Unit :**

AVCOA has a key in the locker. \_\_\_\_\_ (Yes or No)

If **NO** , please provide a key.

Or, alternately, please advise how a key can be obtained quickly for this use or in case of an emergency.

SKETCH OR LIST OF WINDOW LOCATIONS: (use space below or on opposite side)