

## Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

Thursday, 21 September 2017

### *October 2017 – Monthly Newsletter*

Dear Members of AVCOA:

#### **PROGRESS**

The flowers, both barrels and beds, have been particularly beautiful this year! We owe thanks to Liz Neighbor for their selection and to Riley Leonard, who has taken such good care of them. **THANK YOU!!**

Crack sealing of the paved areas of AVCOA is planned for this coming period.

Now, it is time to prepare for winter. Please make sure that the heat in your unit is turned on low when you are away. It would be very nice to come to the spring of 2018 without experiencing a pipe freeze-up anywhere in the Village!

#### **THIRD ANNUAL ASPEN VILLAGE GARAGE SALE**

The village-wide garage sale seems to have gone well. The weather was nice. It appeared that a number of prospective buyers were attracted to the sale. Given the success of these first three garage sales, we should perhaps plan to have the Fourth Annual Aspen Village Garage Sale on the Saturday of Labor Day weekend next year (1 September 2018).

#### **AVCOA INSURANCE PROGRAM – WATER LEAKS - NEED FOR CARE!**

As noted in the last three newsletters, 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 CCR's, the Association's insurance stands in front and is the primary insurance.

Therefore, under pressure from our insurer, we have asked all individual unit owners to make an "INVENTORY OF WATER DAMAGE RISKS" in their own unit. We have 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 newsletters. 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.

At this point in time, after three months of effort, we have received 59 returned forms as of the drafting of this newsletter. I am aware that MATA, with 30 units, is in the process of making a review. I am also aware of a couple other units being reviewed

by owners or agents for owners. However, with these units added, we will have had a response from only 91 units. That is only 57 percent out of our total of 158 unit owners. We must do better, much better.

To facilitate responses, another copy of the “INVENTORY OF WATER DAMAGE RISKS” form is attached for your use. For the 59 of you who have followed through, inspected your unit and made 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 your unit and its conditions, **PLEASE TAKE THE TIME**, or find someone to do so, and join the 59 who have already followed through. Doug Moore, cell 208-989-4433, will be glad to help out if you give him a call. We will all be well served by our mutual working together for the common good.

### **POSSIBLE WATER CONTROL WHEN OWNER IS ABSENT**

Several owners have brought to my attention that they turn the water off to their units when they leave for a period of time. They also turn off the circuit breaker that goes to the elements of their hot water heater in order to avoid the possibility of overheating and explosion, should the water level in the tank become low and expose the heating element. We commend these combined actions and recommend them to you all, given that they fit with your program. We recognize that this system may not be applicable to many owners as several family members use the unit on a varying schedule, or there are rentals to outside entities, either short term or long term.

The shutoff valves, in various units, are sometimes obvious, and not so obvious in others. Some are downright mysterious. Developers did not always concern themselves with the needs of future owners. In any case, the unit owner should know where the shutoff is located. If you do not know, please contact Doug Moore at 208-989 4433 and he will give you a hand.

### **VERMIN AND VARIOUS PESTS**

As you may be aware, from season to season there are various types of pests that would like to get into our buildings. These include wasps, carpenter ants, wood peckers, mice, squirrels, and probably some other types of life that we would prefer did not live directly with us. Our staff do their best to keep track of these invaders, and we have programs in place to discourage their entry, as well as to get rid of them when they do gain entry. However, we need your help in keeping us advised of their presence. One hundred and fifty-eight, or more, sets of eyes are better than a few in this endeavor. Therefore, please advise Doug Moore by telephone at his cell, 208-989-4433, or visit him around the Village, or at the shop office, should you become aware of such critters. Working together, I am confident that we can win the battle to keep them out and to protect our property. We will appreciate your help.

### **NO TRAILER PARKING AND LEFT VEHICLES**

It will not be long until the snow comes. We are reminded that the commonly-owned parking area is in very short supply! The summer boat and trailer parking area behind the convenience store is prime snow storage area. It will need to be used for that purpose following the first significant snowfall. Therefore, it is requested that those of

you who have boats and trailers parked in this area take action to have them removed by the end of October.

The parking areas to the north and east of THE CLUB are reserved exclusively for CLUB patrons. Especially in the fall and winter, the use of THE CLUB by outside patrons increases. They are required not to park in the parking spaces belonging to the surrounding condominium units. Note: the payments to AVCOA by these outside CLUB patrons go a long way toward covering the cost of operation of this facility, and that means lower dues levels than AVCOA owners would otherwise have to pay.

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.

“Common” parking areas are those few spaces not in front of garage doors of any units. Short-term parking of vehicles in the common parking areas is allowed on a first-come first-served basis. 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. This increases the Association’s (your) costs. Our Property Manager has been instructed to find the owners of such vehicles, if possible, and notify them that such parking is not acceptable. Without quick response from the owners, 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 removal as well as storage.

As the signs at the entries indicate, bringing large trailers into Aspen Village and parking them in the common parking areas or along the side of the roads 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 everyone in Aspen Village.

Your help and consideration will be appreciated.

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**