

Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

Thursday, 24 August 2017

September 2017 – Monthly Newsletter

Dear Members of AVCOA:

PROGRESS

Signature Roofing of Boise completed the re-roofing of Buildings G, H, and J (units 25-32, 33-40, and 41-52 respectively), as well as The CLUB. Signature Roofing also completed an inspection of all roofs and made all noted repairs.

AAA Action Painting of Eagle, ID completed painting the exteriors of Buildings K, V-1, W, and Y (units 53-60, 124-130, 137-142, and 110-115). This was the 18th year in our program of painting the exteriors of our buildings on a nominal seven-year cycle.

Wild Rivers Construction of McCall performed the miscellaneous concrete repair and replacement. The work consisted of a number of small sections of walkway. The primary reason for repair and replacement of these sections was the elimination of trip hazards.

The pavement areas of AVCOA, both roadway and parking, have areas of surface cracking. Therefore, it is planned that we will have a crack sealing firm use hot asphalt to seal these areas. The idea is to keep the water out of the base beneath the pavement as possible, and thereby minimize the frost heave and continued breakup of the asphalt pavement.

ASPEN VILLAGE GENERAL RULES AND REGULATIONS

A copy of the current (21 June 2008) AVCOA Rules and Regulations is attached for your information and use. Please review and advise if you have suggestions. Also, if you rent your unit, please be sure that your tenants have a copy, especially those who are long-term renters.

Two items, in particular, have been brought to the attention of the AVCOA Board. Both of these items are addressed under **7. General Items**. The first of these is owners of pets, particularly dogs, not taking care to clean up after them. Leaving a mess on the lawn, or elsewhere, detracts from the Village as a whole and renders the areas affected unusable by persons, particularly children, wishing to use such areas. **Please take responsibility for your pets.** Note: only whole-ownership owners are permitted to have pets within the Village. Second item, “Wood, charcoal, gas or electric barbeque grills are **not** allowed to be used on the wood decks due to the fire hazard.” This seems obvious, but such use has been noted and where noted, the persons have been advised. However, we continue to have concerns. Therefore, your help will be appreciated in assuring that no fires of any type are placed on the exterior wood decks of units.

THIRD ANNUAL ASPEN VILLAGE GARAGE SALE

As noted in our August Newsletter and at the March Annual Meeting, the Second Annual Aspen Village Garage Sale will be held on Saturday, 2 September 2017. Time will be from 10 A.M. until about 4 P.M. If you would like to participate, please put this

activity on your schedule. If you would like to join the common garage sale in the area just to the west of THE CLUB, please contact Debbie Isley at 634-5838 to coordinate.

AVCOA INSURANCE PROGRAM – WATER LEAKS - NEED FOR CARE!

As noted in the last two newsletters, July and August, 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, with our July and August Newsletters we sent all individual unit owners a request to make an "INVENTORY OF WATER DAMAGE RISKS" in their own unit. We 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 newsletter. 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 two months, we have received **40** 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 another five or six units being reviewed by owners or agents for owners. However, with these units added, we will have had a response from between 75 and 80 units. That is only 50 percent out of our total of 158. We must do better, much better.

Just yesterday, we had a hot water tank failure in another unit. **The manufacture date of the hot water heater that failed was May 1996, more than 21 years ago!** The tank was in full failure mode. The outside white paint on the tank was nice and white. But, the bottom was totally rusted out with water running at full flow! This particular hot water heater had no installation date marked on it by the plumber who installed it. However, from the manufacturer's web site, and the serial number of the heater, the month and year of manufacturer were possible to determine, also the length of the limited warranty, nine years. Should you need help in determining the date of installation, or the date of manufacture, of your hot water heater, please contact our Maintenance Supervisor, Doug Moore, at 208-989-4433. **PLEASE**, check your hot water heater! If you do not know when it was installed, please take action. You are responsible, and both you and the Association are at considerable risk.

Also, please take a look at the other noted water risk areas in your condo, or have a competent agent do so, and send a copy of the attached form to us, **our** Association, for tabulation. If you note a problem, or note that your water heater is OLD, please replace as appropriate.

It was noted upon inspection of the failed water heater, in the same room, the connection from the water supply to the toilet tank was of **spiral steel pipe**. That was typical 20+ years ago. We in Aspen Village have experienced multiple failures of this type of pipe, and similar results have occurred elsewhere. Therefore, today various forms of reinforced flexible hose are used. If your unit has remnants of this spiral steel pipe still in use, please have your system upgraded and avoid another failure.

To facilitate, another copy of the “INVENTORY OF WATER DAMAGE RISKS” form is attached for your use. For the forty 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 forty who have already followed through. We will all be well served by our mutual working together for the common good.

Respectfully yours,

ASPEN VILLAGE CONDOMINIUM OWNERS ASSOCIATION

E. E. Hershberger
President

Attachments: AVCOA Rules and Regulations
INVENTORY OF WATER DAMAGE RISKS

ASPEN VILLAGE CONDOMINIUMS GENERAL RULES AND REGULATIONS

Adopted: 21 June 2008

To insure the peace, tranquility, well-being, and property of the owners of Aspen Village Condominiums, certain rules and regulations have been adopted and must be followed. These rules serve as guides for consideration of others and to the application of common sense so as to create a friendly, pleasant, and congenial atmosphere.

1. **Peaceful Enjoyment/Quiet Time:** There will be no loud or unnecessary noise before 10:00 a.m. and after 10:00 p.m. A curfew on any activity generating excessive noise will be imposed after 11:00 p.m. within the Aspen Village Condominiums. Also, the utmost consideration should be given to being quiet, even inside the condos, so as to be considerate of neighbors that might be affected by noise transferred through the building.
2. **Recreational Equipment and Vehicles:** Snowmobiles, motorcycles and ATV's may be started in the parking area but must leave the area immediately. The speed limit is 15 M.P.H. on all Aspen Village Condominium property. Bicycles are not allowed on the lawns. Vehicle maintenance will not be performed within Aspen Village except for service needed to start or move a vehicle.
3. **Parking:** Each unit has one assigned parking space in addition to the garage parking. (The only exceptions to this are the units located in Building B that have no garages and Buildings N & P that have double garages and two assigned parking spaces.) The parking space is located immediately in front of the garages or units. Trailers of all types, ATV's, snowmobiles, motorcycles, bicycles and other vehicles must be parked in the unit's assigned parking space, not in the general parking lot area.

The general parking lot area is very limited. All vehicles must be parked perpendicular to the roadway in order to maximize the number of available spaces. Parallel parking is not allowed. Usage of the limited general parking is on a first-come, first-served basis for owners, renters, or their visitors. Storage of a vehicle (longer than a day or two) in the AVCOA general parking areas is not permitted. Vehicles left for long periods will be impounded and removed to storage at the owner's expense. Long-term storage of vehicles, particularly incapacitated vehicles, or miscellaneous items in the parking area assigned to each unit is also not allowable. Such storage detracts from the tidiness of the Village as well as increases the cost of cleanup and snow removal.

Generally, campers and motor homes should not be used for overnight lodging while parked at Aspen Village. Limited use while parked in the assigned space of the condominium unit, and not affecting the persons in the neighboring units, is allowable. Please contact the Property Manager.

The parking spaces located near THE CLUB are generally reserved for persons using THE CLUB. Under limited conditions and circumstances other parking may be allowed. Contact THE CLUB Manager for advice or approval before any other parking in this area.

No parking:

- | | |
|--|--|
| a. on roadways overnight | e. in front of fire hydrants |
| b. on grass or gravel | f. in front of garages of another unit |
| c. in front of entrances or access areas to unit walkway | g. in front of entrances to storage buildings |
| d. in front of dumpsters | h. in designated handicapped spaces without a permit |
4. **Pool:** The outdoor pools are open from 10:00 a.m. to 10:00 p.m. **There is no lifeguard on duty.** An adult shall supervise all swimmers less than 14 years of age at all times. Swimmers between the ages of 14 and 18 must be accompanied by another individual. Care shall be taken to assure that the gates are closed when they are not in use. Absolutely no glass containers shall be brought to or used in the pool area. Do not bring rocks or small objects to the pool since they can cause extreme damage to

the water/filtration system. All personal items should be removed from the pool area by 10:00 p.m. Absolutely no diving is allowed in the pools. Profanity and aggressive behavior in any form will not be tolerated. Please utilize the trash containers located at the pool sites. The pools are for the exclusive use of Aspen Village residents and their guests. Unauthorized use of pools or any facilities should be reported to the Property Manager as soon as possible so that appropriate action may be taken to remove the offending parties from the Village.

5. **Tennis Courts & Sports Areas:** Use of the tennis courts is generally on a first-come first-served basis. However, courts can be reserved ahead at THE CLUB. Playing time should be limited to 1 hour when others are waiting to play. Likewise, doubles play is encouraged when other players are waiting. Individuals using the tennis courts are required to bring their own equipment and wear appropriate shoes. The use of roller-blades, skateboards, roller skates, bicycles or tricycles in the courts is prohibited.
6. **Owners who Rent or Allow Unaccompanied Guests** to use their condo units must advise their renters and guests of the Aspen Village Condominium rules and regulations including the special rules for renters. Owners who use rental management agents are required to provide them with copies of the Aspen Village Condominium Rules and Regulations including the rules regarding use of THE CLUB. (See Attachment A)
7. **General Items:**

Glass containers are not allowed outside the condominium units and their decks. Plastic or paper containers must be used for drinks or food in the pool area and elsewhere on the Aspen Village Condominiums property.

Wood, charcoal or gas barbecue grills are **not** allowed to be used on the wood decks due to the fire hazard.

Smokers using the common area need to be considerate of others using the common area that may be affected by the smoke.

The Property Manager should be given a key for each unit. This key is needed to aid in maintenance and protection (fires, leaks, freezing, etc.). Condominiums with lockers should provide the Property Manager with keys or combinations in order to facilitate access should emergencies occur, such as roof leakage, fire, etc.

Please keep your deck area neat and clean. Do not hang towels or laundry from your railing, trees or shrubs.

Only whole-ownership owners may bring pets to the Aspen Village Condominiums. Pets are to be kept quiet so as not to disturb persons using nearby units. No pets are allowed on the lawn or in the pool areas. Pets must be on a leash at all times when on Aspen Village Condominiums property and owners are expected to clean up after their pets. Dog runs are **not** allowed within the Aspen Village Condominiums property. Animal control will be called to remove any dogs running loose within the Village.

Please utilize the trash containers/dumpsters located throughout Aspen Village.

Please report unauthorized use of dumpsters to the Property Manager.

Property Manager or Property Manager's agent has the right to refuse facilities to any person or parties at his sole discretion.

Attachment A to AVCOA Rules and Regulations

Rules regarding membership and access to THE CLUB at Aspen Village.

1. Membership comes with full ownership of a condominium unit. Dues to support THE CLUB are a part of Association fees. Owners can provide free access to THE CLUB for those residing in the owned condo and to personally accompanied invited guests. Fractional owners have full privileges of ownership only while residing in their unit during the specified occupancy periods.
2. If an owner rents, loans, or otherwise provides access to his or her unit, the temporary residents of the unit will be granted free access to THE CLUB and associated facilities for the time that they are actually residing in the unit.
3. Non-owner residents of units who have access to THE CLUB and associated facilities, as in 2. above, may not in turn grant access to other guests or friends. Any renter, tenant or guest desiring to bring additional people to THE CLUB may, at the discretion of the Club Manager, pay a daily membership fee for each guest.

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