



Board Briefs

JUNE 3, 2023

Present at the commencement of the meeting: Landon Allen, Matt Allen, John Farruggio, Wayne Ford, Jeremy Grogg, Thomas Little, Hammad Mehmood, Jeff Reid, Mary Stracener, and Beth Tate. Representing Management: Cherril Dean and Keith Scott. Committee members present: Tom Clemons, Margaret Little, Beverly Stern, John Summer, and Tecia Taylor.

The meeting was called to order by the Board President, Thomas Little, at 10:00 A.M.

The meeting opened with Landon Allen motioning for the approval of the minutes from the first quarter meeting of the MVOA BoD. Mary Stracener, MVOA BoD Assistant Secretary, seconded the motion and the motion passed unanimously without further discussion.

Landon Allen, MVOA designee to the Massanutten Property Owners Association (MPOA) BoD, updated the MVOA BoD on the major events of the MPOA meetings which he attended since the MVOA BoD's last meeting. He updated the MVOA BoD on the officer election results from MPOA's annual meeting of its membership. He mentioned that MPSC will be continuing to repair water lines along Del Webb Drive and Demaret Drive in June. Landon Allen also updated the BoD on MPOA's plans for improvement of its

Family Entertainment Center (FEC). He also reported that the MPOA BoD is considering installing video camera surveillance of the main entrance and exit as early as 2024. Lastly, Landon Allen reported that **MPOA will be hosting a summer concert series which will take place in Hopkins Park on the second Saturday in the months of June, July, and August.** A motion was made to approve Landon Allen's report, seconded and approved.

Matt Allen, MVOA BoD Treasurer and Budget Committee Chairperson, summarized the Profit and Loss statements generated since the last meeting and stated that expenses for the association are tracking as expected. He praised MVOA's management teams for their diligent work in getting the CEC collection percentage back to pre-pandemic levels and better than the previous year. Matt Allen stated that rental income generated continues to be higher than the previous year. However, MPOA

has increased its dues by five percent (5%) year over year and real estate taxes in the commonwealth have increased as well. Matt Allen motioned for approval of the Budget Committee's report, there was discussion, and then the motion was seconded and approved.

Mary Stracener, Membership Committee Chairperson, reviewed the staffing needs for the housekeeping, maintenance,

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and front desk work groups. The front desk was the only work group fully staffed at the time of the meeting. She reviewed both the RCI scores and the MVOA comment card scores for the previously mentioned work groups. She also reported that the interior carpet in MVOA's units is being discontinued and offered a committee approved suggestion for a new carpet color scheme to be installed in the units in lieu of the discontinued carpet. Thomas Little motioned to approve the Membership Committee's report, seconded and approved.

Jeremy Grogg, O&M Committee Chairperson, gave an update on the 2023 Capital Expenditure Plan. He was pleased to announce that every project slated for completion in 2023 is expected to be accomplished and that this is projected to be done under budget as well. He also reported that J-1 students are beginning to arrive and will bolster MVOA's workforce in the housekeeping and maintenance work groups. He further reported that the contract carpet cleaner was providing excellent service. Jeremy Grogg motioned for approval of the O&M Committee's report, seconded and approved.

Jeff Reid, Great Eastern Resort Corporation (GERC) designee to the MVOA BoD, reported the use of a contract helicopter company for improvements to the ski lift system. He also stated that dining options at the GERC water park have been expanded to include roof top seating. He mentioned that GERC's third solar installation is in place and expected to go "on the grid" sometime in September, 2023. He further reported on the initial success of the farmer's market which is held every Wednesday from 9 A.M. until noon in one of the parking lots at Woodstone Meadows. The market will continue to be held through the end of August. Jeff Reid also announced that GERC is offering a silent disco, a re-envisioned Base Camp 2.0, and Summer Jam as well as ValleyFest this summer. The silent disco allows people to choose one of three different colored headsets. Two of the different colored headsets are connected to live DJs while the third color is connected to Spotify. Summer Jam will be over the 4th of July holiday, and ValleyFest was moved from Memorial Day weekend to August 26th this year.

Beth Tate, Policy Committee Chairperson, reported that 44.78 percent of the required owner signatures required to amend the governing documents had been garnered.

Wayne Ford, Nominating Committee Chairperson, stated that Hammad Mehmood, John Farruggio, and Landon Allen were the incumbents up for re-election, and that all three had elected to run for re-election. He also provided an update on the progress he has made with online video introductions for candidates. It is possible for a candidate to provide a recorded FaceTime video which would then be posted to MVOA's website. This would be an optional item for candidates. Mr. Ford further stated that the committee would be reaching out to candidates from prior years to encourage them to run again in the upcoming election. Wayne Ford motioned for approval of the Nominating Committee's report, after discussion the motion was seconded and approved.

John Farruggio, Technology Committee Chairperson, gave an update on developments with MVOA's phone system issues. He explained that the challenge with bringing the most efficient phone service to MVOA is that the phone systems in all 175 units are analog. Discussion ensued regarding the pros and cons of ending analog phone service in the units. John Farruggio segued to the potential installation of fiber optic cable for future internet and phone service support in all of MVOA's units as well as its welcome center and work spaces. He detailed the potential annual cost savings and recovery period for MVOA's initial financial investment. Discussion ensued. John Farruggio motioned for approval of the Technology Committee's report, seconded and approved.

Cherril Dean, MVOA General Manager, reported that the next mass email regarding the signatures for MVOA's governing documents is to be sent out by June 15th. She also provided an update on utilization of the TPP and TPX programs. Cherril Dean continued her report with an update on the J-1 international student work program. Thomas Little then asked for a motion to approve the Management's report, seconded and approved.

With no further business left to conduct, Wayne Ford motioned to adjourn the meeting, seconded and approved.

The President's Corner

Summer Has Arrived as will many of you

The summer has arrived and we will have more visitors at Mountainside Villas during the next few months than any other season this year. This is our busiest time, followed by ski season. We hope that each of you who come and visit will have a great time.

I would like to thank each of you who have taken the time to read the update / amendment to our governing documents found on the website and signing the declaration page. If you have not done this yet, please take the time. We are in the first few months of this project and are making good progress. This is all thanks to you.

Second I want everyone who comes to Mountainside Villas to enjoy their time on the mountain. But, please, if you have

any problems during your visit I am asking you to bring it to the attention of our staff. As you know sometimes a problem will arise but if possible we will help with a correction. All I am asking is that you give our staff a chance. They are one of the best staffs that I have ever worked with and they are here to help make your visit as pleasant as possible.

Come, spend time at Mountainside Villas, and enjoy. Remember, "If you're lucky enough to be in the mountains, you're lucky enough".

Thomas G. Little

President

HAVE YOU HEARD FROM US RECENTLY?

If not, you may be missing out on updates, courtesy calls, billing and statements, newsletters, and helpful information regarding your week at Mountainside Villas.

Please, keep your information up to date by contacting MVOA's front desk staff at 540-289-6003 or send an email to frontdesk@mountainside-villas.com. You may also update account information from your Owner Portal so that we may have the best connection with you as possible.

SUMMER CHECK-IN CONFIRMATION

We appreciate any help that you can provide by assisting our housekeeping and maintenance staff plan during this busy summer season. Please call our Front Desk staff at (540) 289-6003 ext. 0 or email at frontdesk@mountainside-villas.com and let them know if you will NOT be checking in on your scheduled check in day or arriving later in the week.

NEW OPTION FOR OWNERS SEARCHING FOR A SPECIFIC MVOA UNIT TO PURCHASE?

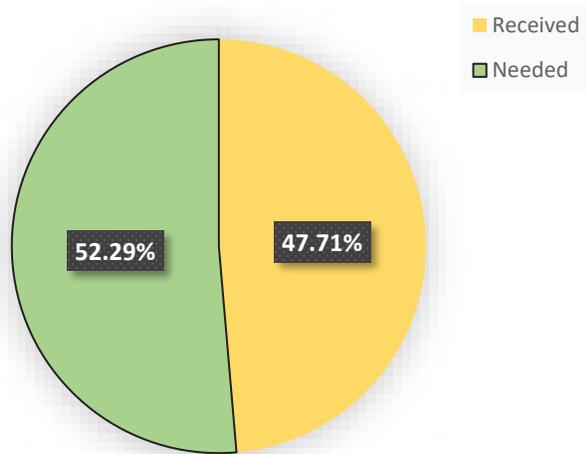
You can now place an ad in the MVOA newsletter to **SEARCH** for a specific unit or time period. Many owners looking to sell have advertised in the classified ads. However, if you do not see what you are looking for in the classifieds section, you can place an ad in the NEW "Looking to Purchase" section.

We have added this option to try and further connect owners with the properties they are looking for. If you would like to place a "Looking to Purchase" ad for \$45, please contact Deena Vest with Owner Services at drion@mountainside-villas.com.

MVOA NEEDS YOUR SIGNATURE TO CONTINUE

6694 REQUIRED, 3256 RECEIVED – GETTING CLOSER!

SIGNATURE REQUIRED TO AMEND MVOA GOVERNING DOCUMENTS



We need to receive signatures from 75% of MVOA owners to move ahead with amending the Governing Documents. The Association would like to receive these signatures as soon as possible to avoid incurring additional costs associated with mailings, etc.

ALL OWNERS, regardless of your account status, can complete the signature form. Unlike the yearly proxy, the signature forms are accepted and considered valid for all accounts (paid or unpaid).

SIGN ELECTRONICALLY NOW

- Go to www.mountainside-villas.com
- At the very top of the home page, click on “Learn More”.
- Scroll down & click on “Click Here to Sign Online (opens in a new window)”.
- Fill out your name & email address. This will then send a link of the form to your email address.
- Open your email from noreply@signaturely.com and click on “Review & Sign”.

The main reason for amending the Governing Documents is to have them align with current VA timeshare law and to reflect current operations at MVOA. For more details, please visit the MVOA website.

HOW TO END EMAIL REMINDERS

- Click “Unsubscribe” within the email reminder if you have already completed the form.

Time Period Exchange and Time Period Pick-up Program (TPX/TPP)

Many owners have already benefited from these programs.

Please review the programs to see if they can benefit you & your family!

These programs are available for all MVOA owners in good standing.

TPX Program allows you more flexibility by letting you submit a request to exchange your owned unit/week for a different unit/week at MVOA. The staff will inquire with owners on your behalf for the week you have requested to see if anyone is interested in exchange. If another owner is interested in swapping time periods, then both parties would each pay a \$75 service fee to complete the exchange.

TPP Program provides MVOA owners weeks to purchase at a greatly reduced cost. This is a one-time purchase of a usage week (much like a rental). This is not the purchase of ownership. The cost for one of these available weeks will be \$500 + tax. MVOA's TPP Program aims to provide additional units for owners looking to visit MVOA more often at a reduced rate. These units will be provided by MVOA for purchase based on availability.

TPP listings for 2023

Check www.mountainside-villas.com for additional weeks as they are added.

2023 TPP WEEKS	
Week #	Check in/Check out dates
43	October 28 - November 4, 2023
44	November 4 -November 11, 2023
48	December 1 - December 8, 2023
48	December 3 – December 10, 2023
49	December 10 – December 17, 2023
50	December 16 – December 23, 2023

TPP SUBJECT TO \$150 CANCELLATION FEE.

TPP & TPX RESERVATIONS ARE NOT ELIGIBLE FOR BANKING OR RENTING.

Do you need extra space for your family during vacation? Would you like to visit the resort for an additional week during the year?

If so, take advantage of the TPP units listed above to see if any of the available dates could work for you and your family.

SERIOUS INQUIRIES ONLY:

Please only submit a TPX request if you are committed to completing the exchange once a match is found.

FUTURE BOARD MEETING DATES

The board meeting dates for the remainder of the year are as follows:

Regular Meetings:

Saturday September 9, 2023 10:00 a.m.

Friday November 10, 2023 5:00 p.m.

Annual Meetings:

Saturday November 11, 2023 11:00 a.m.

All regular meetings will be held in the MVOA Conference Room at the MVOA Welcome Center. Committee Meetings in June and September are scheduled the Friday evening preceding the Board Meetings. Your attendance is welcome.

Any issue you wish to have brought before the Board must be submitted in writing a minimum of two weeks before the meeting to allow adequate time to research the issue for discussion purposes.

START YOUR VACATION OFF ON THE RIGHT FOOT... AND THE RIGHT DAY!

BEFORE MAKING YOUR VACATION PLANS, PLEASE BE SURE TO CONFIRM YOUR CHECK-IN/CHECK-OUT DATES by calling our front desk office at (540) 289-6003 or visit our website at www.mountainside-villas.com to view the Mountainside Villas 2023 calendar.

Mountainside Villas offers Friday, Saturday and Sunday check-ins. Because of this arrangement, week 1 at Mountainside Villas will **always** begin on the first **Friday** of the year.

Please note: All resort calendars vary (including Massanutten & RCI's calendar). Please refer ONLY to your Mountainside Villas calendar for check-in dates!



TripForth
A better way to own

Will your week go unused?
Explore **RENTING!**

888-811-7850
www.tripforth.com

2023 MVOA Resort Calendar

Week	Friday Units 1 - 38		Saturday Units 76 - 140		Sunday Units 39 - 75 & 141 - 175	
	Check-In	Check-Out	Check-In	Check-Out	Check-In	Check-Out
1	01/06/23	01/13/23	01/07/23	01/14/23	01/08/23	01/15/23
2	01/13/23	01/20/23	01/14/23	01/21/23	01/15/23	01/22/23
3	01/20/23	01/27/23	01/21/23	01/28/23	01/22/23	01/29/23
4	01/27/23	02/03/23	01/28/23	02/04/23	01/29/23	02/05/23
5	02/03/23	02/10/23	02/04/23	02/11/23	02/05/23	02/12/23
6	02/10/23	02/17/23	02/11/23	02/18/23	02/12/23	02/19/23
7	02/17/23	02/24/23	02/18/23	02/25/23	02/19/23	02/26/23
8	02/24/23	03/03/23	02/25/23	03/04/23	02/26/23	03/05/23
9	03/03/23	03/10/23	03/04/23	03/11/23	03/05/23	03/12/23
10	03/10/23	03/17/23	03/11/23	03/18/23	03/12/23	03/19/23
11	03/17/23	03/24/23	03/18/23	03/25/23	03/19/23	03/26/23
12	03/24/23	03/31/23	03/25/23	04/01/23	03/26/23	04/02/23
13	03/31/23	04/07/23	04/01/23	04/08/23	04/02/23	04/09/23
14	04/07/23	04/14/23	04/08/23	04/15/23	04/09/23	04/16/23
15	04/14/23	04/21/23	04/15/23	04/22/23	04/16/23	04/23/23
16	04/21/23	04/28/23	04/22/23	04/29/23	04/23/23	04/30/23
17	04/28/23	05/05/23	04/29/23	05/06/23	04/30/23	05/07/23
18	05/05/23	05/12/23	05/06/23	05/13/23	05/07/23	05/14/23
19	05/12/23	05/19/23	05/13/23	05/20/23	05/14/23	05/21/23
20	05/19/23	05/26/23	05/20/23	05/27/23	05/21/23	05/28/23
21	05/26/23	06/02/23	05/27/23	06/03/23	05/28/23	06/04/23
22	06/02/23	06/09/23	06/03/23	06/10/23	06/04/23	06/11/23
23	06/09/23	06/16/23	06/10/23	06/17/23	06/11/23	06/18/23
24	06/16/23	06/23/23	06/17/23	06/24/23	06/18/23	06/25/23
25	06/23/23	06/30/23	06/24/23	07/01/23	06/25/23	07/02/23
26	06/30/23	07/07/23	07/01/23	07/08/23	07/02/23	07/09/23
27	07/07/23	07/14/23	07/08/23	07/15/23	07/09/23	07/16/23
28	07/14/23	07/21/23	07/15/23	07/22/23	07/16/23	07/23/23
29	07/21/23	07/28/23	07/22/23	07/29/23	07/23/23	07/30/23
30	07/28/23	08/04/23	07/29/23	08/05/23	07/30/23	08/06/23
31	08/04/23	08/11/23	08/05/23	08/12/23	08/06/23	08/13/23
32	08/11/23	08/18/23	08/12/23	08/19/23	08/13/23	08/20/23
33	08/18/23	08/25/23	08/19/23	08/26/23	08/20/23	08/27/23
34	08/25/23	09/01/23	08/26/23	09/02/23	08/27/23	09/03/23
35	09/01/23	09/08/23	09/02/23	09/09/23	09/03/23	09/10/23
36	09/08/23	09/15/23	09/09/23	09/16/23	09/10/23	09/17/23
37	09/15/23	09/22/23	09/16/23	09/23/23	09/17/23	09/24/23
38	09/22/23	09/29/23	09/23/23	09/30/23	09/24/23	10/01/23
39	09/29/23	10/06/23	09/30/23	10/07/23	10/01/23	10/08/23
40	10/06/23	10/13/23	10/07/23	10/14/23	10/08/23	10/15/23
41	10/13/23	10/20/23	10/14/23	10/21/23	10/15/23	10/22/23
42	10/20/23	10/27/23	10/21/23	10/28/23	10/22/23	10/29/23
43	10/27/23	11/03/23	10/28/23	11/04/23	10/29/23	11/05/23
44	11/03/23	11/10/23	11/04/23	11/11/23	11/05/23	11/12/23
45	11/10/23	11/17/23	11/11/23	11/18/23	11/12/23	11/19/23
46	11/17/23	11/24/23	11/18/23	11/25/23	11/19/23	11/26/23
47	11/24/23	12/01/23	11/25/23	12/02/23	11/26/23	12/03/23
48	12/01/23	12/08/23	12/02/23	12/09/23	12/03/23	12/10/23
49	12/08/23	12/15/23	12/09/23	12/16/23	12/10/23	12/17/23
50	12/15/23	12/22/23	12/16/23	12/23/23	12/17/23	12/24/23
51	12/22/23	12/29/23	12/23/23	12/30/23	12/24/23	12/31/23
52	12/29/23	01/05/24	12/30/23	01/06/24	12/31/23	01/07/24

OWNERS,

Your feedback and concerns are very important to the management team and staff here at MVOA. Please do not hesitate to reach out to us.

When filling out your MVOA comment card, please give as much information as possible.

If you are an MVOA owner and are coming in through RCI, we are striving to be a "5" and need your help to make this happen. When we receive high RCI scores this helps MVOA keep our Silver Crown status and maintains your trading power.

PAYMENT METHODS

- ✦ Payment coupons may be returned to: MVOA
- ✦ Pay by check/money order
 - ✦ PO Box 12967 Newport News, VA 23612
- ✦ Pay via Zego with CONTRACT ID
 - ✦ www.mountianside-villas.com, select "Owners" and choose "Pay Online with Zego"
 - ✦ Credit/Debit Card or ACH payments accepted (transaction fees apply)
- ✦ Pay online
 - ✦ www.mountianside-villas.com, select "Owners" and choose "Online Payments"
 - ✦ Credit/Debit Cards only (transaction fees apply)
- ✦ Automatic bill payment/Bill Pay through your online banking service (if available).

LARGE BILLS CAN BE STRESSFUL!

Start paying toward your 2024 CEC's now to reduce the stress of paying an annual CEC bill in full each January.

MAKE PRE-PAYMENTS TO AVOID A LARGE ANNUAL BILL.

- ✦ Send a pre-payment anytime via check or bill pay.
- ✦ Set up reoccurring pre-payments on Zego.

Call Owner Services at (540) 236-3597 for assistance or more information.

REMEMBER! These are **PRE-PAYMENTS** for your future CEC fees. Due dates for CEC fees each year will remain as January 1st with a cutoff date of January 31st.

Many owners have already utilized Zego during the 2023 billing period with great success. If you have not yet set up an account with Zego we encourage you to do so. All you need is your **CONTRACT** number to make a one-time payment or schedule payments. If you do schedule payments, please keep the CEC annual billing due dates in mind.

WHAT IS PROVIDED THROUGH ZEGO?

- ✦ One time OR reoccurring payments by ACH or card payments. Please keep in mind that Zego does have fees for each transaction. \$2.99 per transaction fee for ACH payments. \$2.99 per transaction fee + 3.6% convenience fee for all credit card payments.

Go to: https://www.paylease.com/index_out.php?pm_id=91423156

Your community needs you!

**DEADLINE FOR CANDIDATE
PROFILES DUE BY AUGUST 25, 2023**

**WE ENCOURAGE YOU TO
THINK ABOUT BECOMING A
CANDIDATE FOR THE MVOA
BOARD OF DIRECTORS**

**ANNUAL ELECTIONS TO BE
HELD IN NOVEMBER 2023**

There will be seats up for election at this year's Annual Meeting in November for the MVOA Board of Directors. The Nominating Committee has the responsibility of reviewing and recommending candidates whose names will be on the ballot sent to each MVOA owner. Interested individuals are urged to step forward and become a candidate for the upcoming elections.

This is an opportunity for you to play an active role in decisions concerning MVOA, we encourage those that have expertise to participate with Board and/or Committee membership for the betterment of MVOA. Owners in good standing may request to serve on the membership of one of the board committees along with elected board members. Board and committee members do not get paid. The job is strictly voluntary, although reasonable travel expenses are reimbursed (\$350.00 cap). Those serving do so out of a strong commitment to seeing that MVOA is the best it can be within the financial constraints imposed upon it. A key requisite of all board and committee members is the recognized ability to get along with team mates! Every board has to make tough decisions in difficult economic times. The ability to work through tough issues with grace and diplomacy is a key ingredient of MVOA board and committee participation.

The term for a board member is three years. The candidates must be prepared to attend quarterly Board meetings and committee meetings often held on the Friday afternoon preceding the Saturday morning Board meeting.

Please let Wayne Ford, MVOA Board Vice-President and Nominating Committee Chairperson, or Cherril Dean, General Manager, at (540) 236-3591, cdean@mountainside-villas.com know of your interest to obtain additional information.

The application forms for MVOA Board Membership are available on our website at www.mountainside-villas.com under the owners menu, then click on Elections.

*Applications available at Front Desk also.

Please send your application and 80 word Biography to:

MVOA

ATTN: NOMINATING COMMITTEE

P.O. BOX 1351

HARRISONBURG, VA 22803

OR BY EMAIL:

CDEAN@MOUNTAINSIDE-VILLAS.COM



Classified Ads

SUMMER 2023

Unit 20 Week 26 (End Unit)

Sharon Bryson
Day & Evening: (757) 603-2770
sbryson1952@yahoo.com
Asking Price: Attorney 7 recording fees only (negotiable)

Unit 149 Week 12

Douglas Adams
Day & Evening: (570) 983-5393
Douglas.Adams@me.com
Asking Price: \$0 + seller pays transfer fees

Unit 48 Week 24

Patricia Leshner
Day & Evening: 610-921-3536 or 610-334-3274
PTLeshner@outlook.com
Asking Price: make offer/negotiable

Unit 57 Week 25

Donald Vazquez
Day: (443) 975-2433
DonVaz@comcast.net
Asking Price: \$1,500 (negotiable)

Unit 163 Week 37

Edna Rau
Day: (443) 901-1333
Phanley@abrahambauer.com
Asking Price: \$2,000

Unit 149 Week 40

Adria Smith
Day: (407) 256-3936 -leave message
Bsmith9953@aol.com
Asking Price: Attorney/transfer fees

Unit 166 Week 41

Robert & Leona Prince
Day: (352) 726-5178
Evening: (352) 464-0270
Rprince5@tampabay.rr.com
Asking Price: Attorney/transfer fees only

Unit 35 Week 32

Charles & Sandra Downs
Day & Evening (410) 744-2164
Cdowns37@msn.com
Asking Price: \$1500 (negotiable)

Unit 96 Week 12

Barbara McKinnon
Day & EveningL (410) 271-0980
Bamckin2@gmail.com
Asking Price: Attorney & transfer fee

Unit 129 Week 23

Emily & Shawn Keenan
Day & Evening: (540) 589-6898
Oneflygal2@yahoo.com
Asking Price: \$1,000

Unit 171 Week 14

Richard Dobosh
Day: (757) 206-1241
GLDobosh@yahoo.com
Asking Price: \$2,000 (negotiable)

Unit 12 Week 35

John & Tanis Hadley
Day: (443) 812-8234
Jahadleyjr@comcast.net
Asking Price: \$1200 (if use 2023)+prepay 2024+deedwork

Unit 96 Week 1

Dan Painter
Day : +33 6 58 90 54 43
Evening: +33 6 62 49 11 00
Dhpainter@gmail.com
Asking Price: \$1,200 (negotiable)

Unit 126 Week 30

Kermit & Marilyn Larson
Day: (517) 919-4495
Evening: (304) 676-0786
Larson768@aol.com
Asking Price: Attorney/transfer fees only

Unit 134 Week 13

Pamela Calloway
Day: (510) 224-4211
Pscalloway@gmail.com
Asking Price: \$2,000 (negotiable)