

MOUNTAINSIDE AT ASSANUTTEN

Spring 2015 Volume 36 Number 2

Present at the Commencement of the Meeting: Ken Irish, Andy Blaher, Frank Spielman, Mary Stracener, Rhonda Griffith, Wayne Ford and Jeff Reid

Absent: Peter Stark, Kenneth Roko and Michael Kuzma

Committee Members: Joanne Springer, Evynn Blaher, Michael Robbiani and Thomas Little

Representing Management: Jocelyn Carl and Clinton Wells

Visitors: Margaret Little and Camran Mostofi

The meeting was called to order by the Board President, Ken Irish. The meeting opened with a motion to waive the reading and approve the minutes from the November 07, 2014 Board meeting. The motion was seconded and approved.

Executive Committee

No Report

Treasurer's Report

Frank Spielman, Budget Committee Chairperson, stated that the members of the Budget Committee

BOARD MINUTES

March 28, 2015

include Frank Spielmen, Ken Irish, Andy Blaher, Wayne Ford, Mike Robbiani and Bobbi Prees. A motion was made to approve the committee members. The motion was seconded and approved.

Mr. Spielman stated that the reserve funds, long-term investments, are at an 8-year level and the plan is to start replacing the reserves this year which were used for deck replacement. The CEC collections for the month of February are at 74.7% which is 2% lower than last year at the same time. As of February 28 the special assessment

collection for 2015 is at 72.73%. Mr. Spielman stated that those who have not paid their 2015 CEC fee will be sent to collections at the end of the month. The statement of operations indicate that MVOA is operating within the budget. Total operating expenses are below estimates by \$7,000.00. Mr. Spielman stated that management has started on a 2016 budget and a report would be ready for the June meeting.

Membership Committee

Mary Stracener, Membership Committee Chairperson, stated that the members of the Membership Committee include Evynn Blaher Peter Stark and Rhonda Griffith. A motion was made to approve those members, the motion was seconded and approved.

Ms. Stracener reported that RCI scores were good. The Front Desk in December and February had scores of 5 for each month, which is excellent and well above Gold Crown. Housekeeping is down 13 people, but their scores remain at 4.7. It was suggested to place fliers in

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public places to find new employees. Ms. Stracener stated that occupancy has been up with the rental program. It was suggested that MVOA mail out the summer newsletter to all owners for the next two years to update everyone on washer and dryer installation expenses and progress.

O & M Committee

Andy Blaher, O&M Committee Chairperson, stated that the members of the O&M Committee include Peter Stark, Thomas Little and Ken Roko. A motion was made to approve these members, the motion was seconded and approved.

Mr. Blaher stated that Maintenance was fully staffed and they had very good scores also in February with a 4.5. Mr. Blaher stated that the surrounds for the electric fireplaces were not fitting correctly. Several fireplaces were tested and were not suitable. One solution is to build a surround to the correct specifications. This will be ready for the committee to see at the June meetings. The committee also viewed a unit with installed atrium doors on the lower level. A recommendation was made to replace the sliding glass doors with atrium doors. Mr. Blaher then made a motion for the board to accept the recommendation, the motion was seconded and approved.

Policy Committee

No report

Great Eastern

Jeff Reid, reporting for Great Eastern, stated that he wanted to thank Jocelyn Carl for hosting Great Eastern's Managers meeting earlier in the year. Mr. Reid stated that ski season concluded on the 22nd of March, and they had a great season. Construction is still continuing on the snow sports learning center, the projected date for completion is June. Mr. Reid stated that the golf center was starting a new program on a trial basis called Fling golf. Great Eastern will be focusing on employee safety this season.

Nominating Committee

Rhonda Griffith, Nominating Chairperson, stated that the members were Peter Stark, Mary Stracener, Joanne

Springer and Ken Roko. A motion was made to approve these members, the motion was seconded and approved. Ms. Griffith stated that board members up for reelection this year are Ken Irish, Mary Stracener and Peter Stark. The next two newsletters will include information for owners interested in serving on the Board. The deadline for members to submit their application will be by the end of the first week of August.

MPOA Representative

Wayne Ford, MPOA Representative, stated that fliers with information on activities are being distributed and MPOA will make sure MVOA receives a copy so that owners could be informed of what is going on.

Unit Disposition

Ken Irish, Board President, stated that sealed bids would be sent out for units that are available for sale. Jocelyn Carl, General Manager for MVOA, stated that Jeremy Grogg would be holding back units for rentals.

Old Business

Andy Blaher, stated that the installation of the washer and dryers will be spread over the next three years. Each owner will be charged the \$125 assessment in the year of the units installation. The first four units have been done and they look fantastic. Mr. Blaher stated that instruction manuals have been put in units for instruction, and hoping to have one page, laminated

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instructional sheets in units soon. There will be photos of the washer and dryer units on the website.

Jocelyn Carl, General Manager, stated that MPSC has proposed that MVOA's rates should be increased by 26.4% for water and 19.1% for sewer. The proposed rates went into effect on January 1, 2015, subject to refund should the State Corporation Commission award a rate increase that is lower than the originally filed rate. Participants in the case such as MVOA must file testimony that those parties wish to introduce into evidence at the hearing to be held on July 14, 2015.

Andy Blaher stated that Comcast has offered a proposal for internet services. The cable box is closer than anticipated. They will bring the cable to the Welcome Center at no cost to MVOA. The hospitality service includes two 100 MB lines. Phone service will also be included. With this service, it will give MVOA almost 100% more internet capabilities than we have now with \$100 a month less payment than with current internet provider. Once the board approves the contract, it will be implemented within sixty days. Mr. Blaher, made a motion to accept the Comcast proposal, the motion was seconded and approved.

New Business

Frank Spielman reviewed and presented the December 31, 2013 – 2014 audit to the board for approval. A motion was made to approve the audit. The motion was seconded and passed.

Ken Irish, Board President, stated that the Member Mailing List policy needs to be reviewed as there are concerns with the legality of giving the list to other members. The management company will be looking up state law regarding home owner associations..

Jocelyn Carl, General Manager, stated that there was a fire in unit 83 which was caused by someone placing clothes on the sauna rocks. The insurance company is working on behalf of MVOA by subrogating with the unit owners insurance company. MVOA is obtaining bids for the cleaning and repairs.

With no additional business to be brought before the Board, a motion was made to adjourn. The motion was seconded and approved. The Mountainside Villas Owners Association Board of Directors Meeting adjourned at 11:30 a.m.

FUTURE BOARD MEETING DATES

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

Regular Meetings:

- Saturday June 13, 2015 10:00 a.m.
- Saturday September 12, 2015 10:00 a.m.
- Friday November 13, 2015 5:00 p.m.

Annual Meeting:

- Saturday November 14, 2015 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.

CHECK-IN DATES AT MOUNTAINSIDE VILLAS

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.

With this in mind...

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 2015 calendar.

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

MVOA BOARD & COMMITTEE MEMBERSHIP

Three seats on the MVOA Board of Directors will be up for election at this year's Annual Meeting in November.



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. Please keep in mind that owners in good standing may also request to serve on the membership of one of the board committees, where membership is open to all owners, not just elected board members.

Board and committee members do not get paid. The job is strictly voluntary, although reasonable travel expenses are reimbursed. 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 so 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 for three years, and 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.

If you would like additional information, please contact Jocelyn Carl, General Manager, at (540) 236-3591.

**MVOA OFFERS TIMESHARE
WEEKS FOR SALE**

Currently, Mountainside Villas Owners Association has fifty-three (53) timeshare weeks for sale. Anyone who is interested in bidding should mail a sealed bid to the attention of Jocelyn Carl, MVOA P.O. Box 1351 Harrisonburg, VA 22803-1351. Parties who wish to bid must include a refundable \$100 deposit with their bid, payable to MVOA, and must be able to pay the balance within 10 days of notification of approval of the bid. The Board of Directors has reserved the right to refuse any bid offer. For additional information, contact Jocelyn Carl at (540) 236-3591. All bids must be received no later than 5:00 p.m. EDT, May 29, 2015.

WEEKS FOR SALE

*2015 maintenance fees due at time of purchase
For weeks that can be occupied during the current year.*

Unit 068 TP 03	01/18/15	Unit 043 TP 20	05/17/15
Unit 173 TP 03	01/18/15	Unit 102 TP 20	05/16/15
Unit 007 TP 04	01/23/15	Unit 043 TP 21	05/24/15
Unit 172 TP 04	01/25/15	Unit 160 TP 21	05/24/15
Unit 001 TP 05	01/30/15	Unit 158 TP 33	08/16/15
Unit 157 TP 05	02/01/15	Unit 029 TP 35	08/28/15
Unit 174 TP 05	02/01/15	Unit 036 TP 35	08/28/15
Unit 172 TP 06	02/08/15	Unit 053 TP 35	08/30/15
Unit 026 TP 07	02/13/15	Unit 090 TP 37	09/12/15
Unit 053 TP 07	02/15/15	Unit 005 TP 38	09/18/15
Unit 020 TP 08	02/20/15	Unit 077 TP 38	09/19/15
Unit 034 TP 10	03/06/15	Unit 092 TP 39	09/26/15
Unit 037 TP 10	03/06/15	Unit 098 TP 39	09/26/15
Unit 048 TP 11	03/15/15	Unit 125 TP 41	10/10/15
Unit 147 TP 11	03/15/15	Unit 126 TP 42	10/17/15
Unit 076 TP 12	03/21/15	Unit 035 TP 43	10/23/15
Unit 139 TP 12	03/21/15	Unit 163 TP 43	10/25/15
Unit 166 TP 12	03/22/15	Unit 151 TP 46	11/15/15
Unit 068 TP 13	03/29/15	Unit 039 TP 47	11/22/15
Unit 114 TP 13	03/28/15	Unit 040 TP 47	11/22/15
Unit 036 TP 14	04/03/15	Unit 091 TP 48	11/28/15
Unit 099 TP 14	04/04/15	Unit 097 TP 48	11/28/15
Unit 121 TP 15	04/11/15	Unit 051 TP 49	12/06/15
Unit 155 TP 15	04/12/15	Unit 131 TP 49	12/05/15
Unit 033 TP 18	05/01/15	Unit 053 TP 50	12/13/15
Unit 105 TP 18	05/02/15	Unit 118 TP 50	12/12/15
Unit 142 TP 18	05/03/15		

The corresponding date indicates the check in date for 2015*

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MOUNTAINSIDE VILLAS OWNERS ASSOCIATION, INC. ANNUAL REPORT

Pursuant to §55-370.1 of the Virginia Real Estate Time-Share Act, the Mountainside Villas Owners Association, Inc. presents this Annual Report for the Mountainside Villas Owners Association (the "Association"). The person who prepared this Report is Jocelyn Carl, MVOA General Manager.

A detailed summary of the 2015 Budget is annexed hereto as an exhibit.

The following are Assumptions for the Budget:

1. The Budget is based on having one hundred seventy-five (175) Time-Share Units open for occupancy as of January 1, 2015.
2. The Budget anticipates that all or a portion of ninety percent (90.0%) of the available Time-Share Unit Weeks will be utilized.
3. All Time-Share Expenses are paid for by Time-Share Owners by means of the CEC.
4. In the Manager's judgment the Budget provides for all services and payments required for the proper functioning of the Association. The Budget provides for a staff to arrange for occupancy, to provide housekeeping services and supplies prior to each check-in, Project and Time-Share Unit maintenance, and to pay for utilities, insurance and real estate taxes.
5. Reserves for Future Replacements are provided in the Budget at a rate of 21.52% of each CEC amount. A Replacement Fund is comprised of all CECs paid by Time-Share Owners to fund the future replacement, major repair and purchase of commonly owned assets. Expenditures from this fund are restricted to those items for which the fund was established. Currently, there are no provisions for other Reserve accounts.
6. In the event of a difference between Revenue and the amount required to pay all Time-Share Program Expenses, each Time-Share Owner may be assessed a fee to pay the added expense. The necessary funds may come from a higher CEC, or a Special Assessment equally divided among all Time-Share Owners.
7. Financial and other records of the Association are kept both at the offices of the Association listed above and at the offices of Goodmanagement, LLC at 739 Thimble Shoals Boulevard, Suite 304, Newport News, Virginia 23606.

Part I: Board of Directors

The names of the members of the Association's Board of Directors are Ken Irish, Andy Blaher, Frank Spielman, Mary Stracener, Rhonda Griffith, Mike Kuzma, Jeff Reid, Peter Stark, Kenneth Roko and Wayne Ford.

The mailing address of all Directors and the Association is Post Office Box 1351, Harrisonburg, Virginia 22803.

Part II: 2014 Calendar Year Financial Statements

The audited financial statements for the Association are annexed hereto as an exhibit. These Financial Statements include:

1. Balance Sheet as of the end of the year compared to a Balance Sheet of the previous fiscal year end.
2. Statement of Income as of the end of the year compared to a Statement of Income of the previous fiscal year end.
3. Statement of Net Changes in Financial Position as of the end of the year compared to a Statement of Net Changes in Financial Position of the previous fiscal year end.

NOTE: The above three Financial Statements constitute the statement of the net changes in the financial position of the Association for the fiscal year just ended.

Part III: 2015 Common Expense Charge

The 2015 Common Expense Charge (CEC) for each Time-Share Owner is \$455.00

Part IV: 2015 Budget

The Budget was prepared by Jocelyn Carl, general manager of the Association and was approved by the Board of Directors.

M. V. O. A.
P.O. Box 1351
Harrisonburg, VA 22803-1351
Phone: 540-289-6003
Fax: 540-289-9072

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Unit 059 Week 20

Brian Nicholson
Day & Eve (704) 956-3995
briantnicholson@gmail.com
\$2,500 negotiable

Unit 011 Week 34

Beverly Scheuring
Day & Eve (540) 868-9587
scheuringbj@netzero.net
\$1,000.00 + transfer/closing costs!

Unit 132 Week 01

Anna Gannon
Day & Eve (757) 470-8030
abr05@yahoo.com
\$12,000.00 negotiable

Unit 175 Week 20

Willard & Kathy Bourne
Day & Eve (304) 855-2294
\$11,000.00

Unit 102 Week 06

Daniel & Sue Patterson
Day & Eve (910) 256-0078
ncsuemp@aol.com
\$2,500.00
*Sometimes includes President's Day
Holiday!*

Unit 091 Week 23

Allen & Darian Barnette
Day (434) 547-2445 Eve (434)979-9475
barnettesva@embarqmail.com
\$1,200 negotiable

Unit 067 Week 26

Shirley H. Irby
Day & Eve (804) 779-2246
\$8,000 negotiable *July 4th week!*

Unit 148 Week 26

Ruth E. Otis
Day (540) 720-0350 Eve (540) 845-1237
reo1959@hotmail.com
\$3,200 negotiable July 4th week!

Unit 005 Week 13

Richard & Joyce Williams
Day (301) 609-2781 Eve (301) 259-4142
joycew301@hughes.net
\$5,000.00 negotiable

Unit 148 Week 12

Abraham Freisen
Day & Eve (559) 451-0764
grfriesen@sbcglobal.net
\$2,500.00 negotiable

Unit 121 Week 04

Terry Janssen
Day (540) 668-5423 Eve (703) 967-3512
TJ@Seaas.us
\$3,500.00 negotiable