

MOUNTAINSIDE AT ASSANUTTEN

Spring 2014 Volume 35 Number 2

The meeting of the Board of Directors for Mountainside Villas Owners Association, Inc. was called to order by its president, Ken Irish, at 10:00 a.m. on Saturday March 22, 2014 in the MVOA Conference Room. The MVOA Secretary, Mary Stracener, called the roll. Board members present were Ken Irish, Andy Blaher, Frank Spielman, Mary Stracener, Rhonda Griffith, Michael Kuzma, Wayne Ford and Jeff Reid. Committee members present were Thomas Litten and Roberta. Representing management were Jocelyn Carl and Jeremy Grogg.

Reading of the November 9, 2013 board meeting minutes were waived and upon a motion made and seconded, the minutes were approved.

Frank Spielman, Treasurer, stated that the members of the budget committee include Frank Spielman, Ken Irish, Andy Blaher, Wayne Ford, Bill Tanner, Bobbi Prees and Michael Robbiani. A motion was made to approve the committee members. The motion was seconded and approved. Mr. Spielman stated that the collections report looks good. To date, collections are 1/2% ahead of where they were at this time

BOARD BRIEFS *March 22, 2014*

last year. The budget committee reviewed and discussed the different categories of the delinquent accounts. Management continues to work diligently at settling these accounts. The statement of operations is slightly above budget which is typical for this time of year. The refurbishments are also over budget due to the deck replacement. The reserve fund is fully invested in a nine-year program. In November, another security will be maturing and the monies will be going primarily toward the deck replacement. The budget committee discussed the beginning preparations of the 2015 budget. The budget committee will review the proposed budget in June and present it to the board for approval at the board level in September. The budget committee also reviewed and discussed the PRA reports which document the capital expenditures throughout the year. These reports are currently reviewed by the Membership and O & M committees. The budget committee will also be reviewing the summary reports and cash flow

reports regularly to gain a better understanding of the long term aspects of the capital expenditures. Mr. Spielman is currently working on a formal policy for the reserve analysis and will discuss that policy with the budget committee in June. The policy will then be presented to the board in September.

There was discussion regarding delinquent accounts. Mike Kuzma suggested increasing the late fee applied to accounts in February. Jeremy Grogg stated that there is a policy that states either a dollar amount or percentage that can be charged for the late fee. He will be checking the policy and the board will discuss this further at the June meeting.

Mary Stracener, Membership Chairperson, stated that the membership committee includes Mary Stracener, Evyyn Blaher, Peter Stark and Rhonda Griffith. A motion was made to approve the committee members. The motion was seconded and approved. Ms. Stracener commended management and employees for the high RCI scores to date: 4.8 for both housekeeping and maintenance and 4.9 for front desk. There was some discussion regarding staffing

Continued on next page

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Board Briefs, continued from previous page

and employee turnover. Currently, housekeeping is short staffed and looking to fill several part-time housekeeper positions. Ken Irish read a letter sent by an owner to the board. The letter highly complimented the professionalism and outstanding service of Danielle Mitchell, Front Desk Supervisor and Jocelyn Carl, General Manager.

Andy Blaher, O & M Chairperson, stated that the O & M committee includes Andy Blaher, Bill Tanner, Peter Stark and Tom Little. A motion was made to approve the committee members. The motion was seconded and approved. Mr. Blaher discussed the RCI scores, which were low in February due to the snow. Since then, the scores have greatly improved. Currently, maintenance is fully staffed. Housekeeping is looking to fill five housekeeper positions and two inspector positions. There was discussion regarding current housekeeping pay. The capital program is on schedule. To date, twelve decks have been completed and the remodeling of the upstairs bathrooms has begun. There was discussion regarding the use of golf carts by employees on the property. MVOA is working on obtaining a county ordinance authorizing golf carts to be used on site. The committee also discussed options for upgrading the wireless internet access in the units. Some of the options include increasing the bandwidth or using a fiber optic internet cable. There was extensive discussion regarding current wireless usage. Jocelyn Carl is analyzing the options. A recommendation will be presented to the board in June. In addition, the grounding support system for the communications through the units is the original system and needs replaced. That replacement will be added to the capital plan. The committee also discussed the continuation of the deck contract which will be the majority of the capital budget expenditures through 2016. There was some discussion about adding washers and dryers into the units. The washer/dryer proposal will be presented again to the membership this year.

Jeff Reid, reporting for Great Eastern, stated that construction has been completed on the new Family Adventure Park building. Construction will begin soon on a Ski School building. The ski season was extended twice this year and will remain open through the end of March. Great Eastern will again be housing international students for jobs throughout the resort, primarily in domestic services and aquatics.

Rhonda Griffith, Nominating Chairperson, stated that the Nominating Committee includes Rhonda Griffith, Peter Stark and Ed Price. Board members up for re-election this year are Rhonda Griffith, Frank Spielman and William Tanner. William Tanner will be retiring from the MVOA Board of Directors. Peter Stark will be standing in for Ms. Griffith as committee chairperson since she is up for re-election. The next two newsletters will include information for owners interested in serving on the Board. A motion was made to approve the committee members. The motion was seconded and approved.

Wayne Ford, MPOA representative, stated that the MPOA Board is looking into the best options to control the increased deer population on the lower part of the mountain which continues to be a problem. The MPOA board is looking to fill three vacancies on the board. Two of the board members up for re-election are retiring this year. At the recent meeting, a resident gave an update on a fund he and his wife started a few years ago to raise funds for UVA cervical cancer research. His wife recently passed away from cervical cancer. The next event to raise funds is a golf tournament to be held in August. Mr. Ford will be forwarding the information on how to become a sponsor of this event to the MVOA board members.

Jocelyn Carl, referred board members to her written report which includes staffing updates and capital updates that have been accomplished to date. Deck replacement and refrigerator replacement is moving along smoothly. Guest comment cards are reviewed regularly by management to look for areas needing improvement. Currently, MVOA has thirty-four full-time employees eligible for health coverage. Of those employees, fourteen are currently enrolled in health coverage, nine employees have waived coverage and eleven employees have other coverage. Currently, the only impact of the Affordable Care Act at MVOA is additional paperwork. There was some discussion regarding the new Health Care Act.

Mike Kuzma, Unit Disposition Chairperson, stated that the Unit Disposition Committee members include Mike Kuzma and Stacy Fulcher. A motion was made to approve the committee members. The motion was seconded and approved. Mr. Kuzma reviewed the current MVOA resale procedures. Jocelyn Carl



forwards all offers to Mike Kuzma along with current unit resales for comparison. Mr. Kuzma then makes a recommendation based on that information. Currently, MVOA includes a list of units/weeks for sale in each check-in packet. Mr. Kuzma is recommending replacing that list with a revised list with color print that includes additional information.

Jeremy Grogg requested that the Unit Disposition Committee meet each Friday prior to the board meetings to address such issues. He also requested to be included on the emails pertaining to unit sales.

The committee will be reviewing a request of Great Eastern to purchase forty-two MVOA owned units for a cost of the 2014 maintenance fee.

There was extensive discussion regarding advertising for MVOA units/weeks that are listed for sale. The dates of the weeks for sale for the current year will be included in the listings.

Under Old Business, Jeremy Grogg gave an update of online services. To date, 284 owners have registered online. Of those owners, 204 paid their 2014 maintenance fees online. The online services will be highly marketed to all owners for 2015 maintenance fee payment as well as other services. There will also be services available for MVOA staff through the use of tablets to more efficiently submit work orders, inventory units etc.

Under New Business, Frank Spielman reviewed and presented the 2013 audit draft to the board for approval. A motion was made to approve the audit as amended. The motion was seconded and passed.

There was some discussion regarding the golf cart usage. MVOA's attorney has drawn up a proposed ordinance modification for the County Supervisor. The next step is to present the proposal to the Supervisor Representative at Massanutten Resort, Mr. Breeden, who will review the proposal and look at the property area where the golf carts will be used. Mr. Breeden will then get the proposal on the agenda for the County Supervisor. Jocelyn Carl and Jeremy Grogg will be attending the meeting with the attorney.

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 11:45 a.m.

MVOA OFFERS TIMESHARE WEEKS FOR SALE

Currently, Mountainside Villas Owners Association has thirty-five (35) timeshare weeks for sale. Anyone who is interested in bidding should mail a sealed bid to the attention of Jocelyn Carl at the MVOA office. 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 23, 2014.**

WEEKS FOR SALE

2014 maintenance fees due at time of purchase for weeks that can be occupied during the current year.

****The corresponding date indicates the check in date for 2014.*

Unit 125 TP 01 1/4/14	Unit 148 TP 10 3/9/14
Unit 165 TP 21 5/25/14	Unit 059 TP 41 10/12/14
Unit 008 TP 02 1/10/14	Unit 114 TP 13 3/29/14
Unit 121 TP 25 6/21/14	Unit 127 TP 41 10/11/14
Unit 077 TP 03 1/18/14	Unit 114 TP 15 4/12/14
Unit 145 TP 32 8/10/14	Unit 126 TP 42 10/18/14
Unit 113 TP 04 1/25/14	Unit 122 TP 15 4/12/14
Unit 112 TP 34 8/23/14	Unit 004 TP 43 10/24/14
Unit 145 TP 05 2/2/14	Unit 047 TP 18 5/4/14
Unit 048 TP 36 9/7/14	Unit 010 TP 46 11/14/14
Unit 059 TP 09 3/2/14	Unit 084 TP 19 5/10/14
Unit 096 TP 36 9/6/14	Unit 031 TP 46 11/14/14
Unit 085 TP 09 3/1/14	Unit 100 TP 19 5/10/14
Unit 059 TP 37 9/14/14	Unit 067 TP 48 11/30/14
Unit 098 TP 09 3/1/14	Unit 130 TP 20 5/17/14
Unit 088 TP 38 9/20/14	Unit 028 TP 49 12/5/14
Unit 147 TP 10 3/9/14	Unit 121 TP 21 5/24/14
Unit 014 TP 40 10/3/14	

Mountainside Villas Owners

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- Exchange fee of just \$135
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- Get a three-year credit for each week you bank with us
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Bank your week with DAE by June 30, 2014 and take advantage of these specials worth **\$150:**

\$50 off Exchange fee

\$50 off Bonus Week

\$50 off Rental Week

Note: To take advantage of this special offer, your week must be at least 6 months from check-in date.







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FUTURE BOARD MEETING DATES

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

Regular Meetings:

Saturday June 7, 2014 10:00 a.m.

Saturday September 6, 2014 10:00 a.m.

Friday November 7, 2014 5:00 p.m.

Annual Meeting:

Saturday November 8, 2014 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 2013 calendar.

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

RIGHT-TO-USE

If you are interested in additional vacation time at Mountainside Villas, please contact Rebecca McNeely at (540) 236-3595 to check availability. The rates for 2014 are \$565/per week.

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.

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MOUNTAINSIDE VILLAS OWNERS ASSOCIATION, INC. 2014 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.

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, William Tanner and Wayne Ford.

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

Part II: 2013 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: 2014 Common Expense Charge

The 2013 Common Expense Charge (CEC) for each Time-Share Owner is \$440.00

Part IV: 2014 Budget

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

A detailed summary of the 2014 Budget is annexed hereto as an exhibit.

The following are Assumptions for the Budget:

The Budget is based on having one hundred seventy-five (175) Time-Share Units open for occupancy as of January 1, 2013.

The Budget anticipates that all or a portion of ninety percent (90.0%) of the available Time-Share Unit Weeks will be utilized.

All Time-Share Expenses are paid for by Time-Share Owners by means of the CEC.

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.

Reserves for Future Replacements are provided in the Budget at a rate of 22.54% 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.

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.

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.

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 150 TP 42

William V. & Linda Sue Cantu
12090 Bohman Lane
Bokeelia, FL 33922
Day & Eve (239) 810-1436
buddycan20@comcast.net
\$3,300 negotiable

Unit 008 Week 04

Unit 017 Week 51
Michelle Collins
Day & Eve (757) 718-0606
inukeu@verizon.net
\$2,500 each, negotiable

Unit 093 TP 26

Patrick Deshazo
Jane Nilles
PO Box 162
Mont Vernon, NH 03057
Day (781) 290-6566
Eve (603) 673-0129
patrick@deshazo.org
\$5,500 negotiable

Unit 098 TP 23

Mary L. Molter
823 Old Brook Road
Charlottesville, VA 22901
Day & Eve (434) 964-2458
\$3,000 negotiable

Unit 055 TP 07 & 08

Estate of Robert Dube
Susan Luce, Personal Rep.
PO Box 143
Braddock Heights, MD 21714
Day & Eve (301) 371-6676
Susanluce@gmail.com
\$2,000 each, negotiable

Unit 157 TP 39

Great Fall Week!
Overlooks Golf Course!
Thomas Crockett
307 Norwood Drive
Colonial Heights, VA 23834
Day & Eve (804) 520-1053
tcrockettc130@yahoo.com
\$995

Unit 156 TP 02

Great Ski Week!
Overlooks Golf Course!
Thomas Crockett
307 Norwood Drive
Colonial Heights, VA 23834
Day & Eve (804) 520-1053
tcrockettc130@yahoo.com
\$995

Unit 172 TP 10

Gold Cards! Red Week!
Anthony & Stephanie Green
5371 NC Hwy 48, South
Roanoke Rapids, NC 27870
Day (252) 536-9504
Eve (252) 535-3435
anthony.green@kapstonepaper.com
\$3,495 negotiable

Unit 053 TP 06

Roy & Paula Mason
5 Park Place #709
Annapolis, MD 21401
Day & Eve (410) 544-2675
pjbmason@aol.com
\$1,000 negotiable

Unit 089 Week 01

Eugene Hodge
100 Emancipation Drive
SCI Room 169A
Hampton, VA 23667
Day & Eve (757) 344-7595
\$3,000 negotiable

Unit 015 TP 25

Sandra J. Kay
110 Coliseum Crossing
Private Mailbox #206
Hampton, VA 23666-5971
Day & Eve (757) 592-0057
accdesignbl1@earthlink.net
\$8,000 negotiable

Unit 098 TP 49

Phillip W. Nennering
6444 E. Glover Street
Inverness, FL 34452
Day & Eve (717) 440-5744
\$1,800 negotiable