

MOUNTAINSIDE AT ASSANUTTEN

Summer 2014 Volume 35 Number 3

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 June 7, 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, Peter Stark, Wayne Ford and Jeff Reid. Committee members present were Thomas Little, Margaret Little and Evyyn Blaher. Representing management were Jocelyn Carl and Jeremy Grogg.

The meeting opened with a motion to waive the reading and approve the minutes from the March 22, 2014 Board meeting. The motion was seconded and approved. The board moved into executive session. Back in open session, Ken Irish stated that board member, William Tanner had passed away. The board elected not to fill his position until the upcoming election in November.

Frank Spielman, Treasurer, stated that the reserve fund is fully invested in a nine-year program. As of May, CEC collections are at 87.6% which is 1.1% above May of last year. Mr. Spielman reviewed the foreclosure process on delinquent accounts with no address or telephone number on file. Legally, these accounts, according to Virginia law, are 'dead' accounts and can be foreclosed. The statement of operations indicates

BOARD BRIEFS *June 7, 2014*

that expenses are greater than the approved budgeted amount; specifically, electricity and refurbishments are higher than expected. The extreme cold weather in the first months of the year had a major impact on electric heating costs. Refurbishments are over budget due to the approved deck replacement project schedule and should normalize over the year. Mr. Spielman summarized the proposed 2015 budget. Due to anticipated increases in utility, healthcare and Great Eastern facilities costs, the preliminary budget exceeds the current budget by \$100,000. The committee will continue to 'scrub' the budget in an effort to minimize the increase in operating expenses. The proposed 2015 budget will be presented to the board at the September board meeting for approval. Mr. Spielman continues to work with Jocelyn Carl on the PRA program.

Mary Stracener, Membership Chairperson, stated that the golf carts used by maintenance and housekeeping staff now legally able to operate on the roads within the Massanutten complex. RCI scores are high in all departments. All departments are fully staffed with the exception of a seasonal position

at the front desk. Ms. Stracener stated that the parts to repair the electric fireplaces are no longer available. The O & M committee will accomplish a cost benefit analysis of replacing the electric units with gas logs.

Andy Blaher, O & M Chairperson, stated that the transmission on the HVAC truck was recently replaced. There have been some problems with the wireless internet in some of the units, including guests not able to log in to the system. This is being closely monitored as to come up with possible solutions. Mr. Blaher stated that the committee again discussed installing washers and dryers into the units. This item was added to the ballot four years ago and was not approved by the majority of voters. The committee is recommending the board to again put this item on the ballot. The location of the washer and dryer would be under the kitchen counter. It would take an estimated three years to complete the work. Mr. Blaher will be presenting a cost analysis for the addition of washers and dryers in the units at the September board meeting, at which time the board will make a decision as to whether or not to include the item on the ballot. The cost to cover the purchase and installation of the washer and dryer is estimated at \$100 for per unit/week. This would require a one-time special assessment of \$100 for every owner

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owned week.

Jeff Reid, reporting for Great Eastern, stated that they have been preparing for the busy summer months. This year, Great Eastern has brought several Jamaican students on staff in housekeeping and aquatics. Mr. Reid stated that the ponds are stocked between ten (10) and thirteen (13) times annually. The Family Adventure Park building was completed this past winter and construction on the new Ski School building has started. The Summer Jam festival, including fireworks and concert, will be held on July 3rd. The past ski season stayed open through the end of March and the snow tubing was open through the middle of April, being one of the best seasons on record.

Rhonda Griffith, Nominating Chairperson, stated that Peter Stark has agreed to stand in as Nominating Chairperson since she is up for re-election this year. Rhonda Griffith and Frank Spielman are both up for re-election this year. Bill Tanner's position will also be filled. The committee amended the current candidate application form to include August 8th as the date that the form must be received at the MVOA office. The form was also amended to include a request for each candidate to include an 80-word biography to be included in the newsletter. There was discussion regarding the current \$300 limit for board travel reimbursement expenses. A motion was made to keep the board travel reimbursement limit at \$300 for each board and committee member per meeting. The motion was seconded and approved. All board members and committee members will also receive a two-night stay at Mountainside Villas and two meals for each board meeting they attend. A motion was made for the cost of alcoholic beverages at board dinners to no longer be paid by the Association. The motion was seconded and approved.

Wayne Ford, MPOA representative, stated the MPOA board has two new board members. The deer problem continues and will be studied at a later time. Mr. Ford distributed forms for the upcoming cancer awareness golf tournament to board members interested in either playing in the tournament or sponsoring a hole in the tournament. Information about the tournament will also be available at the front desk for owners and guests. There was discussion regarding the street signs for Demaret Drive and Middlecoff Drive which have faded. MPOA will be asked to either repaint or replace the signs.

Jocelyn Carl, stated that she had a card for Bill Tanner's family and a copy of the obituary. Ms. Carl stated that the staff continues to strive for excellence in all areas including refurbishments, maintenance and housekeeping. As a result, RCI scores remain high. Ms. Carl stated that she has received several comments

from guests and owners commending the MVOA staff.

Jeremy Grogg stated that updates and improvements of the owner section of the MVOA website continue. The online payment option has been successful. Owners with an e-mail address on file with MVOA will be advised that they will be able to connect directly to their account information via the MVOA website. The OGRE (Owner, Guest, Rental, Exchange) section of the website will be available next week. This section will enable owners to confirm their week and enter who will be occupying the unit. Owners will also be able to deposit their week with Dial-an-Exchange and immediately book a week at another resort.

Jeremy Grogg, reporting for Unit Disposition committee, stated that thirty-five (35) unit/weeks were listed for the closed bid auction in the spring newsletter. There were three (3) bids received, one of which was a single bid from Great Eastern for each unit/week. The bids were reviewed with the board. Two (2) of the bids were for the same unit/week of which the board accepted the higher bid. Fourteen (14) additional bids were accepted by the board. The remaining twenty-one (21) unit/weeks will be listed for sale in the next newsletter.

Under Old Business, Ken Irish gave an update on the golf cart situation stating that Rockingham County approved golf cart use for the staff at Mountainside Villas. The cost to MVOA to obtain the approval were the attorney fees.

At the last board meeting, there was discussion about changing the CEC late fee amount. Jeremy Grogg stated that the current late fee is \$25, as established in the MVOA by-laws. The by-laws also state that an additional fee could be imposed, as an option. The board made a decision to make no changes to the current late fee.

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-four (34) 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, August 22, 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 072 TP 03 01/19/14	Unit 048 TP 36 09/07/14
Unit 056 TP 08 02/23/14	Unit 096 TP 36 09/06/14
Unit 061 TP 08 02/23/14	Unit 124 TP 36 09/06/14
Unit 013 TP 10 03/07/14	Unit 059 TP 37 09/14/14
Unit 152 TP 10 03/09/14	Unit 088 TP 38 09/20/14
Unit 138 TP 12 03/22/14	Unit 059 TP 41 10/12/14
Unit 051 TP 14 04/06/14	Unit 127 TP 41 10/11/14
Unit 012 TP 16 04/18/14	Unit 126 TP 42 10/18/14
Unit 080 TP 16 04/19/14	Unit 004 TP 43 10/24/14
Unit 047 TP 18 05/04/14	Unit 066 TP 44 11/02/14
Unit 084 TP 19 05/10/14	Unit 010 TP 46 11/14/14
Unit 100 TP 19 05/10/14	Unit 031 TP 46 11/14/14
Unit 130 TP 20 05/17/14	Unit 099 TP 46 11/15/14
Unit 121 TP 21 05/24/14	Unit 067 TP 48 11/30/14
Unit 165 TP 21 05/25/14	Unit 028 TP 49 12/05/14
Unit 031 TP 24 06/13/14	Unit 131 TP 49 12/06/14
Unit 152 TP 35 08/31/14	Unit 078 TP 50 12/13/14

FUTURE BOARD MEETING DATES

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

Regular Meetings:

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.

MOUNTAINSIDE VILLAS NOW OFFERS OGRE DECISIONS!

What is an **OGRE** Decision? It's your annual vacation decision. Are you going to stay as an **Owner**, send a

Guest, Rent out your unit, or **Exchange**? You can now choose your vacation destination with MVOA's **MOVE** app, **Move Online Vacation Engine**. Take control and make all your vacation decisions quickly and easily on your smart phone, tablet or PC. You can also pay your annual maintenance fees online with your Visa or MasterCard. **You must have a valid email address listed on your account to utilize these services!** To submit or confirm an email address, please call our front desk staff at (540) 289-6003.

Mountainside Villas is very excited to be one of the first resorts to offer this service to our owners and we hope you use our new tool and can provide us with helpful feedback about your experience.

If you need help registering, making a payment or processing your OGRE decision, please contact our online support team. Please call or email Raygena Bailey at (407) 953-5144 (direct line) or email at OwnerServices@ResortSupport.com.

DEADLINE FOR CANDIDATE PROFILES NEARS

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 six (6) 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.

This job is strictly voluntary, although actual travel expenses up to \$300 are reimbursed. Accommodations and two meals are also provided for each board meeting. The term 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.

The Nominating Committee Chairman is requesting that any member of the Association interested in becoming a candidate for election to a seat on the MVOA Board of Directors submit a Candidate Profile and an 80-word biography to the Nominating Committee to be received at MVOA by August 8, 2014. All interested candidates must be in good standing with the Association. The candidate profile form is available on our website at www.mountainside-villas.com.

Please send all Candidate Profile Forms to:
MVOA

Attn: Nominating Committee

P.O. Box 1351

Harrisonburg, VA 22803-1351

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

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CLASSIFIED ADS ▸ SUMMER 2014

Unit 103 TP 40

Anthony & Jackie Hill
1811 Crystal Downs Lane
Raleigh, NC 27604
Day (919) 931-2027
Eve (919) 609-4018
tonyhill210@gmail.com
\$3,400 negotiable

Unit 115 TP 18

Irene L. Rose
63 Kettles Way
Queensbury, NY 12804
Day & Eve (518) 798-3192
Fair Market Value, negotiable

Unit 050 TP 52

Almost always includes New Years Eve!
(Kids out of school)
and FREE 2nd week every 4-5 years!
Paul & Mary Ann Yatsko
6715 Stream View Lane
Warrenton, VA 20187
Day & Eve (703) 323-5819
PRYMAY@msn.com
\$5,500, negotiable

Unit 156 TP 08

Anthony Casadonte
2806 Raleigh Road
Walkersville, MD 21793
Day & Eve (404) 234-4364
tony.c@lumieregallery.net
\$3,000 negotiable

Unit 007 TP 19

Charles G. Farr
PO Box 1992
Colstrip, MT 59323
Day & Eve (406) 740-0610
abcdbyfarr@yahoo.com
negotiable

Unit 125 TP 27

Unit 125 TP 42

This unit is an end unit with easy access
and few steps. Sleeps 8.
Close to MVOA Entrance office.
Gladys A. Hemphill
Michael Hemphill
901 Promenade Lane
Mt. Airy, MD 21771
Day & Eve (410) 241-6085 (Gladys)

Day & Eve (301) 502-7267 (Michael)
gladhemphill@gmail.com
\$2,800 (Week 27), negotiable
\$2,500 (Week 42), negotiable

Unit 139 TP 37

Charlotte Lee/Kathy Hare, POA
14803 Connecticut Avenue
Cresaptown, MD 21502
Day (301) 268-9640
Eve (301) 729-4940
kathyhare6@gmail.com
\$3,000 negotiable

Unit 123 TP 18

George S. Fike
4246 Dry Bridge Road
Glennville, PA 17329
Day & Eve (717) 227-5447
snfike@comcast.net
\$750