

MOUNTAINSIDE AT ASSANUTTEN

Summer 2015 Volume 36 Number 3

Present at the Commencement of the Meeting: Ken Irish, Andy Blaher, Frank Spielman, Mary Stracener, Rhonda Griffith, Mike Kuzma, Wayne Ford, Jeff Reid, Kenneth Roko and Eric Page, Attorney

Absent: Peter Stark

Committee Members: Evynn Blaher, Bobbi Prees and Thomas Little

Representing Management: Jocelyn Carl and Jeremy Grogg

Visitors: Beverly Stern, Lance and Beth Tate and Margaret Little

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 March 28, 2015 Board meeting. The motion was seconded and approved.

Executive Committee

No Report

Treasurer's Report

Frank Spielman, Budget Committee Chairperson, stated that MVOA recently invested into a new investment with a

BOARD MINUTES

June 13, 2015

face value of \$135,000 at 2.4% which will mature in 2023. This will replace those investments that mature in November of 2015. The CEC collections for the month of May are at 85% which is 2.5% below last year at the same time. Mr. Spielman stated that the special assessment collection as of April is at 84%. The statement of operations indicates that MVOA is operating within positive territory for the year. Total operating expenses are above estimates. Mr. Spielman stated that the capital plan for the 2016 preliminary budget, is \$865,000.00 of which \$30,000.00 will go to the reserve funds. This is the second installment to pay back the reserve

funds for monies borrowed to complete the deck replacement. Mr. Spielman stated that the basic capital expenditure for 2016 includes entry step replacement, upstairs bathrooms renovation and refrigerators. The 2017 projected capital expenditure is above the allowance of \$865,000.00 by \$109,000.00. Mr. Spielman stated there were several line item increases in the 2016 budget. The committee will present the final version to the board at the September meeting.

Membership Committee

Mary Stracener, Membership Committee Chairperson, stated that guest comment cards from week 22 this year were compared to the same time period last year. The satisfaction rating increased for the units receiving low points of '2' last year to '5' this year. Ms. Stracener stated MVOA's RCI's point's recognition for MVOA units were at their highest ever over last six months. Front Desk achieved a perfect score in December and February.

O & M Committee

Andy Blaher, O&M Committee Chairperson, stated that the maintenance

IN THIS ISSUE

Deadline for Candidate Profiles	3
Week 53...2016	4
Electronic Newsletter for MVOA	4
MVOA Offers Timeshare Weeks for Sale	5
Installation of Washers and Dryers	5
Classified Ads	back page

Continued on next page

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Board Minutes, continued from previous page

department is doing well in spite of one vacancy. Applications for the vacancy are being considered. The maintenance RCI score for April was 4.7. Mr. Blaher recommended changing the vanity top selection for upstairs bathes from the cultured granite to real granite for half the current price. The inlay bowl can be replaced separately when necessary. This will decrease capital cost for the bathroom renovation. The Welcome Center carpet will be replaced next year with tile. This is due to the carpet and padding being continually stained.

The new electric fireplaces will have trim kits built and installed by MVOA staff instead of purchasing the trim kit. It looks good and is cheaper.

A commercial dryer in the laundry department has failed and needs to be replaced as soon as possible. Monies will be taken from the HVAC account, entry step replacement project and savings from the upstairs bath renovation.

Policy Committee

Ken Irish, Board President referred board members to the updated Member Mailing List Policy. State law does not allow release of contact information of any MVOA owners without their specific written approval from the owner. A motion was made to approve the new policy and it was seconded.

Great Eastern

Jeff Reid, reporting for Great Eastern, stated that they have been preparing for the busy summer months. This year Great Eastern has brought several international students on staff in housekeeping and aquatics. Mr. Reid stated that the Snow Sports Learning Center will be finished and will get its certificate of occupancy this month. The Regal Vistas units continues in their construction. The Massanutten Entertainment Guide has been revamped and is now called the 'Massanutten Magazine'. It has forty pages and includes many items to hopefully bring readers to the valley.

Nominating Committee

Rhonda Griffith, Nominating Chairperson, stated that MVOA is coming up on the season again to receive applications for the process of voting for board positions. There are six positions on the ballot. Ms. Griffith stated that three incumbents are up for re-election this year. They are, Ken Irish, Mary Stracener, and Peter Stark. For persons interested, the applications need to be in by August 14, 2015 and the form is available on the

MVOA website.

MPOA Representative

Wayne Ford, MPOA Representative, stated that MPOA had their annual meeting last month. MPOA elected three new people. Mr. Ford stated that the Massanutten Police Department has been chartered as an independent police department and is no longer a sub-unit of the County Sheriffs' Department. MPOA is having road painting done in July and to be aware of this.

Unit Disposition

Mike Kuzma, Unit Disposition Chairperson, stated that fifty three (53) unit/weeks were listed for the closed bid auction in the spring newsletter. Four (4) bids were received, one of which was a single bid from Great Eastern for each unit/week. The bids were reviewed with the board. A motion was made to accept the offer of the three (3) individual bids, give Great Eastern sixteen (16) units, retain eighteen (18) units for MVOA's rental program and list the remaining sixteen (16) units in the summer newsletter. The motion was seconded and approved. The committee recommended using an outside source to try and sell the units

Old Business

Andy Blaher, stated that the processes to bring Comcast's Internet Service to MVOA is moving slowly, but progress is being made with hopes that by the annual meeting this project will be completed.

Status of Proposed Water and Sewer Rate Increase

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Background:

The Massanutten Public Service Company (MPSC) provides water and sewer service to the Massanutten resort area community. MPSC services are regulated by the VA State Corporation Commission. MPSC has requested the Commission to approve a rate increaser for the water and sewer services. Water and sewer services rates are based on four classes of users: Residential, Hospitality, Commercial, Hospitality includes hotels and timeshare.

The proposed rates compared to current rates:

Class	Water Rate Increase (%)	Sewer Rate Increase (%)
Residential	0.736	-6.898
Commercial	25.396	23.013
Hospitality (includes Timeshare)	26.396	19.08
Water Park	99.885	90.425

Great Eastern takes issue with the Water Park and Hospitality increases and has filed with the Commission their concern and counter proposal. MVOA has hired Eric Page to represent before the Commission.

The Commission will hold Hearings July 2015 to consider the MPSC proposal and Great Eastern’s proposal. Our position is that Timeshare should either be a separate Class or included in the Residential Class. Eric Page will argue our position before the Commission.

Eric Page updated the Board on the status of actions taken pending the Hearings which includes filing deposition addressing testimony to be given by MVOA’s General Manager Jocelyn Carl. The deposition includes numerous supporting documents requested by MPSC, many of which are redundant or already available from their billing data.

Board members asked Mr. Page the following questions:

1. Is MVOA supporting Great Eastern in reference to the water rate change? Answer: Yes. Mr. Page is working directly with Great Eastern’s lawyers.
2. Do we have experts of our own to support our Mountainside position on this? Answer: No. Experts are very expensive. We are relying on Great Eastern’s Expert witnesses. Mr. Page will cross examine the MPSC witnesses and Commission staff concerning our Classification issue.

3. Are there situations similar to this happening anywhere else in the U.S.? Answer: Probably. Great Eastern’s lawyers will investigate similar cases to see if a legal precedence has been established.

4. Does the company come up with a “high rate” figure on purpose and tell the business what they’re going to pay, knowing that the business is going to fight it and pay a lessor amount that the water supplier figures they will get? Answer: The requested rate has to be supported with factual data. The Commission staff’s job is to analyze the rate increase request and to determine if it is justified. The Commission staff will either support MPSC’s request or develop and alternative rate increase proposal for consideration by all parties.

New Business

No Report

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 am.

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 14, 2015. 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 under the OWNERS drop down menu.**

Please send all Candidate Profile Forms to:

MVOA

Attn: Nominating Committee

P.O. Box 1351

Harrisonburg, VA 22803-1351

WEEK 53...2016

These are the most commonly asked questions concerning this “calendar quirk”.

Where does it come from? For a resort like Mountainside Villas, a week 53 occurs when the Friday check-in date for the week following week 52 falls within the same calendar year. Using MVOA’s 2016 calendar to illustrate: An owner checks into a Mountainside Villa on Friday December 23, 2016. The owner checks out on Friday December 30, 2016. The next occupant on that unit will be checking in on Friday December 30, 2016. Although week 52 has ended for 2016, week 01 for 2017 cannot begin in 2016. Our calendar program is set up in such a way as to include the Friday, Saturday and Sunday check-ins for the same time period to avoid running two or even three calendars during the same year. Consequently, MVOA will experience this phenomenon once again in 2016.

Who gets it? As Mountainside Villas were being sold, the families who purchased a week 52 were told that they would periodically have the use of that ‘magical week 53’. It was a selling tool that made week 52 a better deal for some. Only the owners of week 52 have control or usage rights of week 53. It does not come completely free, however.

How does it affect me? If you do not own week 52, other than the change in calendar dates, it will not affect you. However, if you do own week 52, you have some decisions to make. “*Will I be using week 53?*” If so, let the resort know. “*May I deposit week 53 into my RCI, II or DAE space bank account or list it for rent?*” Yes, you can! Follow the same procedures you would normally follow for depositing week 52.

RESORT POLICY: It will be the responsibility of the owner who receives the benefit from the use of week

53 to pay a \$85.00 cleaning fee to MVOA. This fee will be collected prior to space banking or verification with a rental company. Any uncollected fees will be assessed to the owner’s maintenance fee account. Since the operating budget for housekeeping is based upon a 52-week year, the association will not incur the cost of cleaning expenses for this time period. In every other respect, this week is like any other at Massanutten. For any additional questions, please contact Jocelyn Carl, MVOA General Manager at (540) 236-3591.

ELECTRONIC NEWSLETTER FOR MVOA

MVOA is offers electronic editions of the quarterly newsletter. The main reason for taking this step was to better control the costs of newsletter printing and distribution. With the approval of the washers & dryers just in 2014, we will be sending out a hard copy of the newsletter for Summer & Fall for 2015, 2016, & 2017. After those three years we will go back to our regular schedule, sending one hard copy of the Fall newsletter with Proxy to the owners. MVOA has recently updated its website for a fresher look and is now more user friendly. If you would like to receive notification of the quarterly newsletter to your email, please visit www.mountainside-villas.com and on the home page you can enter your email address. You can always access current and previous newsletter by visiting our website under the Owner tab.

Owner’s who are interested in reading the financial plan will need a password to access it.

MVOA OFFERS TIMESHARE WEEKS FOR SALE

Currently, Mountainside Villas Owners Association has thirty (30) 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 28, 2015.



WEEKS FOR SALE

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

Unit 037 TP 10	3/4/2016	Unit 080 TP 19	5/7/2016
Unit 155 TP 10	3/6/2016	Unit 043 TP 20	5/15/2016
Unit 048 TP 11	3/13/2016	Unit 102 TP 20	5/14/2016
Unit 109 TP 11	3/12/2016	Unit 138 TP 20	5/14/2016
Unit 147 TP 11	3/13/2016	Unit 043 TP 21	5/22/2016
Unit 076 TP 12	3/19/2016	Unit 160 TP 21	5/22/2016
Unit 139 TP 12	3/19/2016	Unit 015 TP 24	6/10/2016
Unit 166 TP 12	3/20/2016	Unit 082 TP 24	6/11/2016
Unit 068 TP 13	3/27/2016	Unit 108 TP 33	8/15/2015
Unit 114 TP 13	3/26/2016	Unit 053 TP 40	10/4/2015
Unit 036 TP 14	4/1/2016	Unit 108 TP 44	10/31/2015
Unit 099 TP 14	4/2/2016	Unit 046 TP 48	11/29/2015
Unit 121 TP 15	4/9/2016	Unit 122 TP 48	11/28/2015
Unit 155 TP 15	4/10/2016	Unit 079 TP 49	12/5/2015
Unit 105 TP 18	4/30/2016		
Unit 142 TP 18	5/1/2016		

**** *The corresponding date indicates the check in date for the units in 2015 and 2016.*

INSTALLATION OF UNIT WASHERS AND DRYERS APPROVED BY THE OWNERS

Many MVOA owners and other resort guests have asked for years if it was possible to install washers and dryers in each MVOA unit. In 2010 the Board asked its Operations & Maintenance Committee (O&M) to conduct a study of the feasibility of adding such a feature. The O&M's study determined that it was feasible to install a stack type washer and dryer combination in the kitchen area of each unit. The proposed installation plan was presented to the Owners for approval at the 2010 Owner Meeting in November. The proposed installation was voted down by a majority of MVOA owners due in large part to a "closet" that would have been added to the end of the open kitchen counter.

Because the requests for the washer/dryer never stopped coming, in early 2014 the Board asked O&M to again investigate alternative designs. In the period between 2010 and 2014 the industry had developed washer and dryer units that would fit side by side under a kitchen counter. This year's annual pre-meeting mailing included information on the concept for installing washers and dryers, side by side, under the counter between the kitchen and the dining area. The budget for

the installation is:

Item	Unit Cost (175)	Total Cost	Cost per Timeshare Week (8925 weeks)
Washer and Dryer Equipment	\$1,650.86	\$288,900.00	\$32.37
Installation (Plumbing, Electrical, Cabinetry, and Flooring)	\$4,610.17	\$806,780.00	\$90.40
County Permits/ Inspections (Plumbing, Electrical, Construction)	\$110.06	\$19,260.00	\$2.16
Totals	\$6,371.09	\$1,114,940.00	\$124.92

The proposed plan, along with the required Special Assessment of \$125 for each MVOA owner week was presented to the membership for consideration and approval or disapproval at the 2014 Annual Owners Meeting. The owners approved the plan by a vote of 729 owners in favor and 633 owners against.

Due to the complexity of the installation, the washer/dryer project will be spread over the next three years. The complexity arises because new plumbing and electrical lines are required to accommodate the equipment, particularly when the modification of an existing concrete slab foundation is necessary.

Each MVOA owner will be charged the \$125 assessment in the year of their unit's installation. The following is the planned installation schedule:

- In 2015 units 078 – 105 and units 146 - 175
- In 2016 units 059 – 077 and units 106 - 145
- In 2017 units 001 - 058

We thank owners for their participation in the vote. We are certain that the addition of washers and dryer will make Mountainside Villas more appealing to a next generation of owners.

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CLASSIFIED ADS ▸ SUMMER 2015

Unit 96 Week 13

Michael & Noree Kolman
Day & Eve (570) 833-1083
mkolman@epix.net
\$2,000 negotiable (Spring
break)

Unit 156 Week 17

Sharon Oldfied
Day & Eve (905) 643-3442
99tssales@gmail.com
\$3,000 negotiable

Unit 87 Week 38

Damian Maxwell
Day & Eve (304) 552-4778
docja@hotmail.com
\$15, 500 negotiable

Unit 110 Week 33

Robert & Marilyn Berry
Day & Eve (703) 765-3454
robteberry@aol.com
Negotiable

Unit 24 Week 21

Jay & Barbara Rupp
Day & Eve (410) 569-1671
ruppmj@verizon.net
\$750 Price includes transfer costs!