

MOUNTAINSIDE AT ASSANUTTEN

Fall 2015 Volume 36 Number 4

Present at the Commencement of the Meeting: Ken Irish, Andy Blaher, Frank Spielman, Rhonda Griffith, Kenneth Roko, Mike Kuzma, and Jeff Reid

Absent: Peter Stark, Wayne Ford, and Mary Stracener

Committee Members: Evynn Blaher, Michael Robbiani, Thomas Little, and Bobbie Prees

Representing Management: Jocelyn Carl, Dale Goodman, and Lori Phelps

Visitors: 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 June 13, 2015 Board meeting. The motion was seconded and approved.

Executive Committee
No Report

Treasurer's Report
Frank Spielman, Budget Committee Chairperson, stated that the financial reports from August looked positive. Collections to date are at 90.8% which is 1% above this time last year. The special assessments

BOARD MINUTES *September 12, 2015*

are at 88.9%, which are under budget. The statement of operations as of July shows operating expenses are tracking back to what's been estimated. The total association expenses are below what was estimated, largely due to refurbishments being under budget.

Mr. Spielman stated that the committee discussed the group health insurance, which renews in November, 2015. There are two options available. Option 1 is the existing plan with a \$500 deductible and maximum "out of pocket" expense of \$3500 with a

4.6% increase in total premium cost, and Option 2 with a \$1000 deductible and maximum "out of pocket" expense of \$3000 with a 2.2% increase in total premium cost. The difference in the cost increase between the two plans is not significant. The employees will be surveyed to determine which plan the majority prefer.

Mr. Spielman stated that the committee has been reviewing MVOA's rental program and the accounting process as it pertains to delinquent accounts, possibly increasing processing fees of those accounts. The rental program accounting process will be documented and become an MVOA policy when approved by the Board.

Membership Committee
No Report

O & M Committee
Andy Blaher, O & M Chairperson, stated that Membership and the O.M. Committee had their meeting. The meeting included, Maintenance is now fully staffed, housekeeping is down two full time, five part time, and three inspectors.

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Be sure to visit our website for valuable resort information: mountainside-villas.com



Board Minutes, continued from previous page

Front Desk with season change is down one full time and one part time. RCI scores for August were some of the lowest that MVOA has had in a very long time particularly the Front Desk. Mr. Blaher stated that some of the low scores were due to guests not understanding instructions on the comment cards also, due to a very busy season with guests checking in at Woodstone, which is a much more difficult process than coming up to MVOA and due to complaints with the internet. Mr. Blaher stated that the committee also discussed the Unit 145 flood which was due to a cracked supply line in the upstairs bathroom that had gone unnoticed for four plus days as the unit was unoccupied. MVOA is still working with the insurance company on settlements due to the unit being heavily damaged. MVOA is hoping for the unit to be ready the week of Christmas.

Policy Committee

No report

Great Eastern

Jeff Reid, reporting for Great Eastern, stated that Great Eastern had a busy summer, occupancy was up and they said “goodbye” to all their international students and building is still continuing at Regal Vistas. Mr. Reid stated construction on the lodge deck was finished and that they were in phase two of the three phase project. An umbrella bar is being installed and they hope for it to be finished in time for ski season. Mr. Reid stated that in June they implemented online accommodation reservations for rentals as well as water park tickets on their website, which has been doing very well. Mr. Reid stated that the water park received a two awards this summer, one, the water park being voted in the top nine water parks in the United States by Yahoo.com and two, USA Today the water park was rated number five in the United States for top water parks and were very proud of that. Mr. Reid finished with Great Eastern is looking forward to the fall season.

Nominating Committee

Rhonda Griffith, Nominating Chairperson, reported that the committee reviewed the ten resumes received. The committee selected and recommend the following nominees to be on this year’s BoD candidate ballot: Ken Irish (Incumbent), Mary Stracener (Incumbent), Thomas Little, William Shoemaker, Beth Tate, Steven White. Nominees who are not elected to serve on the Board will be considered for committee membership.

A motion was made to accept the six nominees presented to the board. The motion was seconded and approved.

MPOA Representative

No Report

Unit Disposition

Michael Kuzma, Unit Disposition Chairperson, stated the 2014’s foreclosures were completed early 2015 with 29 intervals foreclosed. Deed-in-Lieu of foreclosure letters were sent out 9/8/2015 to 99 delinquent accounts. Mr. Kuzma stated 30 units went up for sale in the summer newsletter. MVOA received acceptable bids four nine units. A motion was made to accept bids for the nine (9) units; the motion was seconded and approved.

Question was raised about the disposition of the Units returned from the foreclosure process as “unforecloseable” because of outstanding liens. The legal aspect of foreclosing on unit with a lien and voiding the lien was discussed. Mr. Kuzma agreed to research the issue and report back to the Board.

Mr. Kuzma stated that MVOA had been in touch with Massanutten Realty handling MVOA’s units for sale with a fifty-fifty split between the two companies of units sold.

Old Business

Ken Irish, stated that the water rate issue has been settled and MVOA has a cost increase by 20% which is less than what was originally in place.

New Business

Frank Spielman, Budget Committee Chairperson, proposed the 2016 budget, which includes a \$20 CEC increase, to the Board for approval. Frank Spielman, Treasurer, stated the budget committee and Jocelyn Carl have been working on the 2016 budget this year. The \$20 CEC increase would bring CEC’s to \$475. The increase is due to:

1. Payroll and benefit increase: \$7,
2. Property insurance taxes, and administrative services: \$3,
3. Refurbish reserve: \$2,
4. Great Eastern amenities: \$5,
5. Utilities (water/sewer, electricity, gas): \$3.

Mr. Spielman stated that for the 2016 capital budget is \$892,000 of which \$30,000 of the \$100,000, used to fund the expedited deck replacement program will



be returned to the reserve fund account. The balance, \$862,664, is budgeted for 2016 refurbishments. The major expenditures for 2016 are the entry steps and the upstairs bathrooms.

The capital expenditure plan, which extends to 2018, has been in the past, a fixed dollar amount and inflation was not considered. As a result the fund will be underfund \$27,000 by 2018. Consequently a 3% increase per year was added fund which will impact CEC levels in the future.

The proposed budget will then be presented to the membership for approval at the Annual Meeting in November. A motion was made for the Board to approve the proposed 2016 budget, seconded and approved. The Mountainside Villas Owners Association Board of Directors meeting adjourned at 11:47 a.m.

NOTICE OF ANNUAL MEETING

In accordance with the by-laws of the Mountainside Villas Owners Association, Inc., the Annual Meeting will be held on Saturday November 14, 2015 at 11:00 a.m. The meeting will take place in the lower level of the MPOA Office.

The purpose of this meeting is to elect three (3) members to the Board of Directors and to review the status of the Association. If you plan to attend the meeting, you will be able to vote your ballot choices at that time. If you cannot attend, please complete the enclosed proxy and drop it in the mail. Please be sure to mail your proxy early to ensure receipt before November 14, 2015.

Information on candidates seeking election is contained herein. Please read before casting your vote.

Please plan on joining us at the Annual Meeting. Door prizes will be awarded!!

The 2015 Annual Meeting will be held in the lower level of the MPOA office located on Massanutten Drive. Please use the Mini Golf parking lot adjacent to the MPOA office on Middlecoff Drive.

The MPOA physical address is:
3980 Massanutten Drive
Massanutten, VA 22840

MVOA OFFERS TIMESHARE WEEKS FOR SALE

Currently, Mountainside Villas Owners Association has thirty two (32) 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, November 4, 2015.

Weeks for Sale

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

UNIT 058 TP 05	01/31/16	UNIT 080 TP 19	05/07/16
UNIT 149 TP05	01/31/16	UNIT 043 TP 20	05/15/16
UNIT 111 TP 06	02/06/16	UNIT 102 TP 20	05/14/16
UNIT 034 TP 10	03/04/16	UNIT 138 TP 20	05/14/16
UNIT 092 TP 10	03/05/16	UNIT 043 TP 21	05/22/16
UNIT 155 TP 10	03/06/16	UNIT 126 TP 21	05/21/16
UNIT 048 TP 11	03/13/16	UNIT 160 TP 21	05/22/16
UNIT 109 TP 11	03/12/16	UNIT 148 TP 23	06/05/16
UNIT 147 TP 11	03/13/16	UNIT 029 TP 35	08/26/16
UNIT 076 TP 12	03/19/16	UNIT 094 TP 39	09/26/15
UNIT 139 TP 12	03/19/16	UNIT 057 TP 42	10/18/15
UNIT 166 TP 12	03/20/16	UNIT 131 TP 43	10/24/15
UNIT 046 TP 13	03/27/16	UNIT 132 TP 43	10/24/15
UNIT 068 TP 13	03/27/16	UNIT 058 TP 44	11/01/15
UNIT 109 TP 13	03/26/16	UNIT 174 TP 44	11/01/15
UNIT 114 TP 13	03/26/16	UNIT 130 TP 46	11/14/15

*** The corresponding date indicates the check in date for 2015/2016***

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infousa@daelive.com



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VOTING IN MVOA ELECTIONS

WEEK 53...2016

Who gets to vote?

There is one voter per timeshare week owned. Owners must be listed in the records 45 days in advance and be current in payment of all accounts due the Association.

What if there is more than one owner?

If the week is owned by husband and wife, either (but not both) may cast a vote in person. If a husband and/or wife wish to vote by proxy they must:

- Both sign the proxy or
- Both sign a Certificate of Designated Voting Member Card, file it with the Association and have the designated individual sign the proxy.

How can a Certificate of Designated Voting Card be obtained?

Call MVOA at (540) 236-3593 and request one to be mailed. Remember that the certificate must be received no later than 48 hours prior to the election.

What about corporations or ownership by multiple individuals?

All individuals who own the unit/week must sign the proxy or have a Certificate of Designated Voting Card on file with the signatures of all owners and the designated individual must sign the proxy. Corporations must designate an employee or officer of the corporation and the Certificate of Designated Voter Card must be signed by the President or Vice President and be attested to by the Corporate Secretary.

**For additional questions on voting your proxy, please call MVOA at (540) 289-6003.

PLEASE VOTE! WIN BIG!

In order to meet the quorum requirements for the Annual meeting, at least 10% of the owners must be present in person or in proxy. If we cannot meet this requirement, the Annual Meeting will have to be postponed and reconvened after additional funds have been spent to achieve a quorum.

If a quorum is met for the meeting as scheduled, we will conduct a random drawing to choose two (2) proxies that were returned on time as winners of a bonus week that may be traded with either of our trading companies.

Thank you for taking the time to vote and for returning your proxy. We wish you the best of luck in our drawing!

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.



PROPOSED BUDGET FOR 2016

	PER INTERVAL WEEK	2016 BUDGET
<u>INCOME</u>		
Interest Income	3.59	32,016
Other Income	11.96	106,787
Owner CEC Fees	475.00	4,239,375
Bad Debt	(16.99)	-151,605
Total INCOME		4,226,573
<u>EXPENSES</u>		
Payroll & Benefits	143.49	1,280,658
Admin/Owner Services	59.79	533,651
Management Fee	14.05	125,396
Real Estate Taxes	22.51	200,870
Property Insurances	12.25	109,327
Dues (MPOA)	10.78	96,250
Housekeeping	17.09	152,509
Repair & Maintenance	28.15	251,281
Water & Sanitation	19.63	175,216
Electricity & Gas	39.93	356,394
Cable Television	3.76	33,600
Telephone	2.10	18,757
Refurbish Reserve	100.02	892,664
Total EXPENSES		4,226,573



MEET THE CANDIDATES!

KEN IRISH

Served 24 years in the US Army, retiring in 1981 with the rank of Colonel. Upon retiring from the Army worked 25 years in the communications and information systems engineering industry as an engineer and program manager. Formed and owned two small engineering companies doing business with the Department of Defense. Elected to the MVOA Board of Directors in 2006. Currently serving as President of the MVOA Board. Member of Condo and Home Owner Associations in Northern Virginia.

MARY STRACENER

I have been an owner at MVOA since 1979. If re-elected, I would like to continue serving as membership chairperson and secretary. It has been both a challenge and reward to service the owners this past 14 years. The improvements to each unit and the maintenance make our units of the best on the mountain. From the experience of working with people over the past years, and travel through the US and several countries I feel qualified for this board position.

THOMAS G. LITTLE

During our first visit to Massanutten we couldn't afford what was originally being offered but they had a resale at Mountainside Villas. It turned out to be our Anniversary week. We have since added other weeks at Massanutten but we consider our Mountainside weeks our best times. We may trade other weeks to visit other places or even sell other properties, but we always come to enjoy our Mountainside weeks each and every year and will work for its improvement.

WILLIAM SHOEMAKER

Bill Shoemaker is the environmental health and safety director at ComplianceStrategies in Annapolis, where he directs a team of EH&S coordinators who support colleges and universities. Bill was enterprise risk management director at Dickinson College and environmental health & safety director at Dickinson and Gettysburg Colleges, where he led each through an EPA audit. Bill is a chemistry teacher and a board certified industrial hygienist. Bill lives in Carlisle,

PA with is wife Cheryl and daughters Amanda and Jennifer.

BETH TATE

In my position of Accounting Manager I am experienced in the proposal process and interacting with auditors, vendors, employees, and contracting officers. I own a rental condo in a 450 unit complex. I review financial statements and assist in the resolution of any discrepancies with the management company. I also assist the treasurer in formulating the following year's budget and presenting it to owners and board. I strongly advocate being responsive to owner's ideas, complaints, comments, and surveys.

STEPHEN WHITE

Stephen White has owned a timeshare at Massanutten for 25 years, he and his family have vacationed and continue to enjoy the experiences in the valley and on the mountain. As a committed and on-going Villa owner, he brings a sensitivity for this beautiful landscape and an understanding of responsible development. He has practiced Architecture for 20 years with experience in private practice and for the Federal Government. His career task has involved projects from single family residences.

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UNIT IN 2016?**



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2016 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	01/01/16	01/08/16	01/02/16	01/09/16	01/03/16	01/10/16
2	01/08/16	01/15/16	01/09/16	01/16/16	01/10/16	01/17/16
3	01/15/16	01/22/16	01/16/16	01/23/16	01/17/16	01/24/16
4	01/22/16	01/29/16	01/23/16	01/30/16	01/24/16	01/31/16
5	01/29/16	02/05/16	01/30/16	02/06/16	01/31/16	02/07/16
6	02/05/16	02/12/16	02/06/16	02/13/16	02/07/16	02/14/16
7	02/12/16	02/19/16	02/13/16	02/20/16	02/14/16	02/21/16
8	02/19/16	02/26/16	02/20/16	02/27/16	02/21/16	02/28/16
9	02/26/16	03/04/16	02/27/16	03/05/16	02/28/16	03/06/16
10	03/04/16	03/11/16	03/05/16	03/12/16	03/06/16	03/13/16
11	03/11/16	03/18/16	03/12/16	03/19/16	03/13/16	03/20/16
12	03/18/16	03/25/16	03/19/16	03/26/16	03/20/16	03/27/16
13	03/25/16	04/01/16	03/26/16	04/02/16	03/27/16	04/03/16
14	04/01/16	04/08/16	04/02/16	04/09/16	04/03/16	04/10/16
15	04/08/16	04/15/16	04/09/16	04/16/16	04/10/16	04/17/16
16	04/15/16	04/22/16	04/16/16	04/23/16	04/17/16	04/24/16
17	04/22/16	04/29/16	04/23/16	04/30/16	04/24/16	05/01/16
18	04/29/16	05/06/16	04/30/16	05/07/16	05/01/16	05/08/16
19	05/06/16	05/13/16	05/07/16	05/14/16	05/08/16	05/15/16
20	05/13/16	05/20/16	05/14/16	05/21/16	05/15/16	05/22/16
21	05/20/16	05/27/16	05/21/16	05/28/16	05/22/16	05/29/16
22	05/27/16	06/03/16	05/28/16	06/04/16	05/29/16	06/05/16
23	06/03/16	06/10/16	06/04/16	06/11/16	06/05/16	06/12/16
24	06/10/16	06/17/16	06/11/16	06/18/16	06/12/16	06/19/16
25	06/17/16	06/24/16	06/18/16	06/25/16	06/19/16	06/26/16
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28	07/08/16	07/15/16	07/09/16	07/16/16	07/10/16	07/17/16
29	07/15/16	07/22/16	07/16/16	07/23/16	07/17/16	07/24/16
30	07/22/16	07/29/16	07/23/16	07/30/16	07/24/16	07/31/16
31	07/29/16	08/05/16	07/30/16	08/06/16	07/31/16	08/07/16
32	08/05/16	08/12/16	08/06/16	08/13/16	08/07/16	08/14/16
33	08/12/16	08/19/16	08/13/16	08/20/16	08/14/16	08/21/16
34	08/19/16	08/26/16	08/20/16	08/27/16	08/21/16	08/28/16
35	08/26/16	09/02/16	08/27/16	09/03/16	08/28/16	09/04/16
36	09/02/16	09/09/16	09/03/16	09/10/16	09/04/16	09/11/16
37	09/09/16	09/16/16	09/10/16	09/17/16	09/11/16	09/18/16
38	09/16/16	09/23/16	09/17/16	09/24/16	09/18/16	09/25/16
39	09/23/16	09/30/16	09/24/16	10/01/16	09/25/16	10/02/16
40	09/30/16	10/07/16	10/01/16	10/08/16	10/02/16	10/09/16
41	10/07/16	10/14/16	10/08/16	10/15/16	10/09/16	10/16/16
42	10/14/16	10/21/16	10/15/16	10/22/16	10/16/16	10/23/16
43	10/21/16	10/28/16	10/22/16	10/29/16	10/23/16	10/30/16
44	10/28/16	11/04/16	10/29/16	11/05/16	10/30/16	11/06/16
45	11/04/16	11/11/16	11/05/16	11/12/16	11/06/16	11/13/16
46	11/11/16	11/18/16	11/12/16	11/19/16	11/13/16	11/20/16
47	11/18/16	11/25/16	11/19/16	11/26/16	11/20/16	11/27/16
48	11/25/16	12/02/16	11/26/16	12/03/16	11/27/16	12/04/16
49	12/02/16	12/09/16	12/03/16	12/10/16	12/04/16	12/11/16
50	12/09/16	12/16/16	12/10/16	12/17/16	12/11/16	12/18/16
51	12/16/16	12/23/16	12/17/16	12/24/16	12/18/16	12/25/16
52	12/23/16	12/30/16	12/24/16	12/31/16	12/25/16	01/01/17
53	12/30/16	01/06/17	12/31/16	01/07/17	01/01/17	01/08/17

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CLASSIFIED ADS › FALL 2015

Unit 051 Week 38
Dianne Fox
Day (301) 405-2190
Eve (410) 381-4418
lynx.fox@verizon.net
\$500 negotiable (minimal steps/
great view!)

Unit 005 Week 26
Buddy Jenkins
Day & Evening (301) 481-4698
bjenkins12239@gmail.com
\$2,200

Unit 132 Week 34
Judith & Charles Holliday
Day (704) 608-1420
Eve (803) 771-2891
judithholliday@yahoo.com
\$2,500 negotiable

Unit 13 Week 18
Lawrence & Sherry Burleigh
Day (804) 739-1821
Cell (804) 389-6981
jburleigh@verizon.net
\$2000 negotiable

Unit 117 Week 18
Ray Shifflett
Day (540) 869-9626
Eve (540) 931-5379
haney580@comcast.net
\$2,000 includes transfer costs and
recording

Unit 112 Week 41
Sajjad Durrani
Day & Evening (301) 774-4607
sajdurrani@aol.com

\$3,900 negotiable

Unit 140 Week 25
Burt U. Levy
Day & Evening (561) 434-4531

Make an offer

Unit 156 Week 03
John & Mary Dean
Day & Evening (540) 383-3807
mkdjpd@comcast.net
\$8,500 negotiable