

# MOUNTAINSIDE AT ASSANUTTEN

Summer 2016 Volume 38 Number 3

**Present:** Ken Irish, Andy Blaher, Frank Spielman, Mary Stracener, Beth Tate, Kenneth Roko, Wayne Ford and Jeff Reid.

**Absent:** Michael Kuzma

**Representing Management:**  
Jocelyn Carl and Jeremy Grogg

**Committee Members:** Evynn Blaher, Bobbie Prees, Stephen White and JoAnn Springer

**Visitors:** Lance Tate

The meeting opened with a welcome to the second quarterly meeting of 2016 with a motion to waive reading and approve the minutes from the March 12, 2016 Board of Director's Meeting. The motion was seconded and approved with the following corrections: Great Eastern's report utilizing lifts 4 and 6 to serve the mountain bike trails. The Treasurers report on collections was of February corrected from January.

The Board moved into executive session to discuss the vacant board position. Back in open session, Ken Irish stated that the position would be filled by electing a fourth board

## BOARD MINUTES

*June 4, 2016*

member during the November 2016 vote that will serve for a two year term. Taking office March 2017 and running through 2018.

### Executive Committee

No Report.

### Treasurer's Report

Frank Spielman, Treasurer, Budget Committee Chairperson reported that the funds on long-term investments are at an 8-year reserve level and the committee is working on building it back up to a 10-year reserve. The CEC collections reports as of May 2016 are at 84.3% which is 1/2% behind last year and the special assessment for washers/

dryers at 82.3% are 1.7% behind the same time period as last year. The statement of operations is in positive territory at an approximation of \$26,000 below budget.

MVOA owned units are an expense item which is currently \$53,000 above budget.

Goodmanagement made an arrangement with Meridian Collections for a 6 month time limit to coincide with the same time frame as Continental Credit before exhausting collection attempts of outstanding accounts.

At the end of May the washer/dryer expense item of \$376,000 we have spent \$94,000 this calendar year.

The 2017 CEC assessment may increase to serve budget needs and will be proposed at the September board meeting in detail.

### Membership Committee

Mary Stracener, Membership Committee Chairperson deferred to Andy Blaher for the report.

Mr. Blaher reported that RCI scores are down and recent staffing shortages have a direct correlation to scores. To help with

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keeping standards and scores to MVOA standards the committee recommends— increase maintenance staff by two employees to address maintenance requirements and will help with employee attrition and maintaining service levels.

**O & M Committee**

Andy Blaher, O & M Chairperson, reported the 2016 Capital budget is on plan to the calendared schedule and upstairs bathrooms upgrades will be focused on in 2017. The new golf cart has arrived and we are receiving positive feedback on the Welcome Center remodel.

**Nominating Committee**

Kenneth Roko, Nominating Committee Chairperson, reported that the following Board members up for 2016 re-election are Andy Blaher, Michael Kuzma and Wayne Ford. Mr. Roko provided a timeline for the committee and potential Board candidate process. In addition to the three scheduled board positions the fourth candidate/position will serve a two-year term to fill the current board vacancy.

**Unit Disposition**

Kenneth Roko, Unit Disposition Committee Chairperson. Mr. Roko reported that seven of the ten MVOA owned units were sold as a result of the spring e-mail distribution sale. Three units were sold through sealed bid from our Newsletter sales. We will turn over 20 unsold units to Great Eastern that did not sell from recent placement on our MVOA web site. We will retain 38 units to be advertised for sale later this year. There are an additional 39 units awaiting title transfer to MVOA that will be advertised with the aforementioned 38. A summer meeting with Great Eastern representatives will be planned to discuss MVOA owned units.

**Policy Committee**

Beth Tate, Policy Committee Chairperson reported the Policy committee has drafted an Internet Services Policy and an alternate CEC payment policy to allow pre-payment in four equal payments to begin the 2018 CEC payment during the 2017 calendar year. The policy will be reviewed.

**Great Eastern**

Jeff Reid, reporting for Great Eastern reported that phase II of the VA BBQ renovation has been completed with an expanded counter and new flooring. The Woodstone main lobby is now named the North Lobby with the Tour Center now named the South Lobby. Hotel 6 renovation

has been completed. The Water Park is running at full-tilt with the Chill Grill open and five cabanas available for rent daily. Base Camp has added a custom smoker and is open year round as Base Camp Grill. The resort is now a certified 1<sup>st</sup> Tee Golf Program location and the seasonal international students have arrived. Massanutten Resort will have a new website this summer.

**MPOA Representative**

Wayne Ford, MPOA representative, reported that MPOA is working on a replacement plan for the road railings for 2017. The summer concert series at Hopkins Center near the entrance began June 4th.

**Old Business**

Board and Committee meetings schedule was tabled until the September 2016 Board meeting.

**New Business**

The ADA issue was raised by an owner. The ADA compliance by MVOA will be investigated by our lawyer and reported to the BoD in September.

The next Board of Director meeting will be September 10, 2016.

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 11:35 a.m.

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**FUTURE BOARD MEETING DATES**

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

**Regular Meetings:**

Saturday September 10, 2016 10:00 a.m.

Friday November 11, 2012 5:00 p.m.

**Annual Meeting:**

Saturday November 12, 2012 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 afternoon 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 prior to the meeting.



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## 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 along with a current board vacancy that will allow a fourth candidate to fulfill that vacancy for the remaining two years of the three-year term. The Nominating Committees responsibility of reviewing and recommending eight (8) candidates whose names will appear 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 provided for each board meeting. For each three year term the candidates must be prepared to attend quarterly Board and committee meetings which are often held 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 16, 2016. 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](http://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

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## 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 if 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.

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## ELECTRONIC NEWSLETTER

MVOA offers electronic editions of the quarterly newsletter. For the three year period coinciding with the washer/dryer installation of calendar years 2015, 2016 and 2017 we are sending a Summer and Fall edition in hard copy. In 2018 we will return to sending one hard copy of the Fall Newsletter containing the proxy to all owners. You may access current and previous newsletters by visiting our website under the Owner tab. For owner's interested in reading the financial plan you will need a password to access it.

Please call the resort at 540-289-6003 for the password.



## 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.

## MVOA OFFERS TIMESHARE WEEKS FOR SALE

Currently, Mountainside Villas Owners Association has fifty six (56) 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.

Mountainside Villas Owners Association  
P.O. Box 1351  
Harrisonburg, VA 22803

**All bids must be received no later than 5:00 p.m. EDT, September 2, 2016.**

### WEEKS FOR SALE

*2016 maintenance fees due at time of purchase for weeks that can be occupied during the current year.*

029/01	January 6, 2017	096/16	April 22, 2017
091/01	January 7, 2017	101/16	April 22, 2017
108/01	January 7, 2017	081/17	April 29, 2017
151/01	January 8, 2017	127/17	April 29, 2017
118/02	January 14, 2017	019/18	May 5, 2017
034/03	January 20, 2017	105/18	May 6, 2017



103/03	January 21, 2017	080/19	May 13, 2017
175/03	January 22, 2017	090/19	May 13, 2017
117/04	January 28, 2017	111/19	May 13, 2017
009/05	February 3, 2017	102/20	May 20, 2017
058/05	February 5, 2017	148/23	June 11, 2017
149/05	February 5, 2017	012/24	June 16, 2017
084/06	February 11, 2017	098/24	June 17, 2017
090/06	February 11, 2017	095/27	July 8, 2017
111/06	February 11, 2017	143/31	August 6, 2017
040/06	February 12, 2017	059/33	July 31, 2016
037/07	February 17, 2017	134/35	August 27, 2016
084/08	February 22, 2017	110/38	September 17, 2016
086/09	March 4, 2017	119/39	September 24, 2016
108/09	March 4, 2017	094/42	October 15, 2016
069/09	March 5, 2017	060/42	October 16, 2016
112/10	March 11, 2017	079/42	October 16, 2016
054/10	March 12, 2017	126/46	November 12, 2016
129/10	March 11, 2017	115/48	November 26, 2016
013/11	March 17, 2017	037/48	November 25, 2016
094/11	March 18, 2017	097/50	December 12, 2016
151/11	March 19, 2017		
134/12	March 25, 2017		
105/14	April 8, 2017		
091/16	April 22, 2017		

## BEWARE OF SCAMMERS

Since the dip in the U. S. economy occurred it seems the timeshare industry has attracted an assortment of scammers aiming to separate timeshare owners from their money. We trust you have avoided all of them. One thing that reduces your chances of being defrauded is how careful MVOA and Goodmanagement are to protect the personal contact information of all MVOA owners. We have compiled a summary of the types of scams to be aware of should you be contacted by a company wanting to discuss your timeshare that is other than MVOA, Goodmanagement, RCI or Interval International and Dial an Exchange.

Scam #1 – You receive an unsolicited phone call informing you of a buyer for your timeshare that is at a price that seems “too good to be true” - because it is. In this scam the caller represents they have a buyer now for your unit, but in order to complete the sale you must first pay a listing fee, or pay for an appraisal, or pre-pay closing costs, or whatever else you may be apt to

believe. If you get such an unsolicited offer to purchase your week you should ask the caller to give you their name, their company name and a phone number you could call to reach them. Then pass that information along to MVOA so we can check them out and notify the authorities if that is required.

Scam #2– You receive a notice that your annual timeshare fee is past due from a company other than MVOA or Goodmanagement. Your CEC account information is only held by MVOA and Goodmanagement. Most times these scammers will use a variation of the name of a legitimate company you know to be a part of the timeshare business, like RCI Recovery (not a legitimate company). If you receive such a letter please pass that along to MVOA. Do not fall for someone claiming to represent MVOA as we do not endorse or recommend specific companies or services.

Scam #3 – You receive a post card, e-mail or hear a radio advertisement with the message they guarantee you will be relieved of the responsibilities of your timeshare ownership. In this scam one of three main types of transactions will be occurring:

1. They take it off your hands, or they have buyers waiting to buy your Timeshare.
2. You will be making a charitable contribution.
3. You will trade your week to become a member of a vacation club or you will be acquiring a new timeshare interest.

Scam #4 – You are informed that MVOA’s fixed week timeshares are no longer desired and will soon be obsolete. This statement comes along with an offer to convert your ownership to points or some travel club where future fees will be minimal, their locations will be the most popular ones and your access is always guaranteed. MVOA’s fixed weeks will always work just fine not be obsolete.

Scam #5 - You are contacted by a company that specializes in the re-sale of timeshare weeks. If you pay them a handsome listing fee or advertising fee, they will add your timeshare to their already long list of timeshares owned by other owners who were also scammed like this. Do not pay a listing fee. Only pay for results.

Beware of companies that try to pressure you into using their services. If you are looking to part with your timeshare week we are happy to suggest ways to accomplish that without falling prey to scammers.

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 2016

### Unit 172 Week 15

Shirley Barksdale  
Day (434)841-4981 Evening (434) 3247629  
barksdale@fairpoint.net  
\$5000 Negotiable

### Unit 41 Week 30

Edward P Williams  
Day & Evening (717) 309-1829  
easy\_epw@yahoo.com  
\$2300 Negotiable

### Unit 37 Week 04

Angelo & Beverly Salera  
Day (302) 227-0170 Evening (703) 615-2858  
angecoach@msn.com  
\$2000 (or best offer over \$1900)

### Unit 125 Week 25

Karin Hemphill  
Day & Evening (202) 251-4824  
karin@fitasafiddle.us  
\$2,000

### Unit 156 Week 17

Sharon Oldfield  
Day & Evening (905) 807-2143  
fred@fodoweb.ca  
\$1500 negotiable

### Unit 164 Week 19

Elijah Thompson  
Day & Evening (305) 915-8094  
ethompson1873@att.net  
\*\*Fair market value\*\* (ask seller)

### Unit 104 Week 26

Margaret Jarvis  
Day (540) 337-2591 Evening (540)  
292-7034  
\$2500 negotiable

### Unit 36 Week 17

Karl Reinhardt  
Day & Evening (937) 497-0846  
karljean@gmail.com  
\$500

### Unit 55 Week 51

John & Pamela Kida  
Day (804) 727-9867 Evening (804) 727-9866  
kida3031@verizon.net  
\$4000 or best offer

### Unit 22 Week 41

John & Kathleen Bleutge  
Kathleen (703)244-8844 John (703)801-5643  
kjbleutge@aol.com  
\$3,000

### Unit 87 Week 10

Chris Holt  
Day & Evening (703) 624-0159  
cjholt69@hotmail.com  
\$1,300

### Unit 09 Week 27

Willard Foss  
Day & Evening (757) 826-3770  
\$2,000

### Unit 142 Week 08

David & Barbara Gerard  
Day & Evening (828) 478-9813  
gerardd@charter.net  
\$2500 (includes transfer fees)

### Unit 28 Week 28

Frederica Nelson  
Day (301) 926-7526 Evening (301) 651-5756  
falhf@yahoo.com  
\$1800 negotiable