

Fall  
2022



VOLUME 45  
NUMBER 4

## Board Briefs

### SEPTEMBER 10TH, 2022 MEETING

The meeting of the Board of Directors for Mountainside Villas Owners Association, Inc was called to order by its President, Wayne Ford, at 10:00 AM on Saturday September 10th, 2022 in the MVOA Conference Room. Board Members present were Wayne Ford, Landon Allen, Matt Allen, Beth Tate, Hammad Mehmood, Jeremy Grogg, Jeff Reid, Thomas Little & John Farruggio (Via Zoom). Board Member Mary Stracener was absent.

Representing Management were Cherril Dean, Keith Scott & Dale Goodman. Committee Members John Summer & Margaret Little were also present.

The meeting opened with a motion to waive the reading and approve the minutes from the June 4th, 2022 Board Meeting. It was seconded and approved.

Wayne Ford, Board President, reported that the Executive Committee met with Goodmanagement regarding contract negotiations. The proposed contract has been distributed to Board Members for review. He discussed that the current water company that provides to MVOA may be purchased by Rockingham County. This could affect our rates. The Association is waiting on a hearing by the state government to know more details.

Matt Allen, Budget Committee Chairperson, reported that the MVOA budget is tracking as it should be. MVOA continues to operate understaffed in Housekeeping and Maintenance. There is currently a surplus in the wages and benefits section due to being understaffed. Other sections are currently overbudget due to higher replacement costs. He reported that Collections were at 86% at the end of July. This is 3% over last year at this time. The Committee expects Collections to be over 90% by the end of the year.

Matt Allen presented the proposed 2023 Budget for review. Discussion ensued and revisions were made. Health Insurance costs have increased 10%, resort activities fees have increased 6.3%, linen and internet costs continue to increase.

Thomas Little, reporting for Membership Committee, in Mary Stracener's absence, stated the following RCI scores: Front Desk 4.7, Maintenance 4.2 and Housekeeping 4.5. He referred to the Operation & Capital Report, which notes the following position shortages: One full-time Laundry, six full-time and two part-time Housekeepers, two part-time preppers, one full-time Inspector, one full-time and one part-time Front Desk clerks, one full-time HVAC, one part-time Grounds and one full-time Maintenance.

### IN THIS ISSUE

Board Brief .....	Front Cover
From The Presidents Corner .....	3
2023 Capital Budget .....	3
2023 MVOA Resort Calendar.....	4
TPX/TPP .....	5
Meet the 2022 Candidates!.....	6
<b>Your Signature Required</b> .....	9
Classified Ads .....	back page

*Continued on next page*

## *Board Briefs, continued from previous page*

Thomas Little, O&M Committee Chairperson, stated that several of the Kitchen/Bath/Foyer units scheduled for renovations were swapped for different units due to need/damage. Parking lot entry steps may not get completed this year due to supplies being on back order. He updated the Board regarding the foundation repair of Unit 131, which is now complete. He reported that two bids had been received for the four USB outlet installations per unit. The Committee recommended accepting the bid from Capital Electric. Placements of USB outlets were discussed and it was decided that one would be placed in each bedroom, one in the loft area and one in the kitchen by the phone. Thomas Little motioned to approve the O&M and Membership reports. Seconded and approved.

Jeremy Grogg, Strategic Planning Committee Chairperson, reported that the Committee is starting on the 2024 Strategic Plan and they have five items to be explored: Electronic door locks, remote access to digital thermostat controls, utilization of MVOA owned outdoor real estate, use of activity rooms/modifications to Welcome Center, treatment to the underside of top deck at units to make lower deck usable in inclement weather. Jeremy Grogg motioned to approve the exploration of the aforementioned five items for the 2024 Strategic Plan. Seconded and approved.

Cherril Dean, General Manager, reported that Capital refurbishments will be completed by end of year with a few exceptions. She stated that four TPX requests were fulfilled and eight TPP weeks were sold since the last Board Meeting. She also reported on the status of the Amended Governing Document signatures acquired. The total is currently at 16.4% and MVOA needs 75% total to proceed. Discussion took place on how to increase the numbers without incurring additional expenses.

Keith Scott, representing Goodmanagement, announced that he would be adding a Governing Document signature page to the 2023 CEC mailing in November to encourage further participation.

Jeff Reid representing Great Eastern Resort, reported that Great Eastern conducted test runs for the shuttle this Summer. Great Eastern is currently analyzing data along with recommendations from guests to determine a plan going forward. He stated that Great Eastern continues to look for opportunities to install solar options throughout the resort and currently have two Hybrid chargers at two different locations.

Beth Tate, Policy Committee Chairperson, discussed the importance of receiving owner signatures related to the Amended Governing Documents as soon as possible to avoid further costs. Board Members offered ideas in ways of reaching out to owners that have not completed the Signature Forms.

Hammad Mehmood, Nominating Committee Chairperson, informed the Board that ten Board Member applications were submitted. The Nominating Committee narrowed those candidates to the following six: Landon Allen, Wayne Ford, Beth Tate, Thomas Clemens, Cheryl Goff and Tecia Taylor. Thomas Little made a motion to move forward with the six candidates that were presented by the Nominating Committee. Discussion took place and a general summary of each candidate was provided. The motion was then seconded and approved.

Wayne Ford, representing MPOA, stated that MPOA will have their Budget Meeting next weekend at which time MVOA will know the cost of MPOA fees for 2023. He informed the Board that MPOA has plans of improving the swimming pool and pool house areas.

John Farruggio, Communication and Technology Committee Chairperson, presented a tech report to show the amount of web traffic on the MVOA website. He reported that there have not been any issues with the internet within the last 90 days and Great Eastern responds quickly when issues arise. He also reiterated to the Board that a TV Guide is still not available due to our TV Service and discussed the long-term option of fiber optics. He suggested that due to micro-chip delays the Board should plan on a 2024 installation if they were to proceed with this option.

Wayne Ford, opened the discussion for comments on the contract with Goodmanagement as proposed. Discussion took place and it was decided to send all suggestions for changes to Dale Goodman, representing Goodmanagement, for review.

A motion was made to adjourn. Seconded and approved. The September 10th, 2022 Board of Directors Meeting adjourned at 2:25 PM.

## From The President's Corner

The next board meeting is also the weekend of our annual owners meeting – November 11-12. I feel that it is my duty to communicate to the general association how absolutely engaged and determined your board is! It has been a pleasure to work with them for all of these years and to see the growth in the current board's understanding of MVOA operations over the last few years. Timeshare organizations are very unique and MVOA is unique amongst them as well. There is a learning curve for each new board member to see how the pieces move most effectively.

This is one reason that we encourage our interested members to join a committee or two regardless of if they are on the board! Of course, more opinions create better solutions for the organization, but just seeing how one thing affects the other can be very eye-opening as well. We had 11 applications to the nominations committee with interest in being on the board, from which we had to select 6 (2 per open seat per our bylaws). No matter who was ultimately nominated, this level of interest is encouraging and I hope to see all eleven (and one that just asked to be included in the committees) participating in next year's meetings. One of the good things about Covid is that we now have all learned how to function via Zoom and travel to the mountain is not necessary to contribute! It is a nice perk to enjoy a weekend at the resort, of course, but it is not necessary to participate.

Speaking of our bylaws, you have hopefully read about our effort to amend our governing documents. Without getting into detail, my request of the committee doing these changes was to try to get all three of our legal documents to agree with each other and to ally with current Virginia timeshare law. Nothing else should be changed! We made our best effort to leave our commitments to you as close to the existing documents as possible as long as it agreed with what the state legislature had dictated that we do. Our original documents were created years before there was a "timeshare act", so the attorneys did their best to create a protective document back in those days 45 years ago. This is hopefully a one time adjustment to agree with current and future laws to protect our Association and it's members.

The board recognizes that changing legal documents can make us all nervous and that is why we did our best to be as open as possible. We also decided to completely revise the entire document instead of making individual changes so that the full document would be more clearly understood. I hope that you appreciate our intent. We will all be glad to answer any questions that you might have. It is important that we achieve these changes and have 75% of the membership approve them so that we have solid protections for all parties into the future.

I look forward to seeing many of you in November for our annual meeting and in subsequent committee and board meetings. Thank

you all for your membership and thoughtful insights to make Mountainside Villas one of the best timeshare values around.

Wayne Ford

## 2023 Capital Budget

### PROPOSED BUDGET FOR 2023

Income	Per Interval Week	2023 Budget
Interest Income	6.16	55,020
Other Income	33.11	295,492
Owner CEC Fees	615.00	5,488,875
Association Owned CEC Fees	(6.72)	-60,000
Rental Revenue		275,000
Bad Debt	(47.62)	-425,000
<b>Total INCOME</b>		<b>5,629,387</b>

### Expenses

Payroll & Benefits	214.05	1,910,419
Admin/Owner Services	97.73	872,260
Management Fee	16.13	144,000
Real Estate Taxes	26.42	235,811
Property Insurances	16.97	151,434
Dues (MPOA)	17.06	152,250
Housekeeping	19.83	177,013
Repair & Maintenance	28.80	257,072
Water & Sanitation	24.97	222,820
Waste Removal	3.82	34,110
Electricity & Gas	38.48	343,444
Cable Television	5.53	49,350
Telephone/Internet	12.53	111,823
Refurbish Reserve	106.62	951,604

**Total EXPENSES** **5,613,409**

Cash Flow Loss 15,978

# 2023 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	01/06/23	01/13/23	01/07/23	01/14/23	01/08/23	01/15/23
2	01/13/23	01/20/23	01/14/23	01/21/23	01/15/23	01/22/23
3	01/20/23	01/27/23	01/21/23	01/28/23	01/22/23	01/29/23
4	01/27/23	02/03/23	01/28/23	02/04/23	01/29/23	02/05/23
5	02/03/23	02/10/23	02/04/23	02/11/23	02/05/23	02/12/23
6	02/10/23	02/17/23	02/11/23	02/18/23	02/12/23	02/19/23
7	02/17/23	02/24/23	02/18/23	02/25/23	02/19/23	02/26/23
8	02/24/23	03/03/23	02/25/23	03/04/23	02/26/23	03/05/23
9	03/03/23	03/10/23	03/04/23	03/11/23	03/05/23	03/12/23
10	03/10/23	03/17/23	03/11/23	03/18/23	03/12/23	03/19/23
11	03/17/23	03/24/23	03/18/23	03/25/23	03/19/23	03/26/23
12	03/24/23	03/31/23	03/25/23	04/01/23	03/26/23	04/02/23
13	03/31/23	04/07/23	04/01/23	04/08/23	04/02/23	04/09/23
14	04/07/23	04/14/23	04/08/23	04/15/23	04/09/23	04/16/23
15	04/14/23	04/21/23	04/15/23	04/22/23	04/16/23	04/23/23
16	04/21/23	04/28/23	04/22/23	04/29/23	04/23/23	04/30/23
17	04/28/23	05/05/23	04/29/23	05/06/23	04/30/23	05/07/23
18	05/05/23	05/12/23	05/06/23	05/13/23	05/07/23	05/14/23
19	05/12/23	05/19/23	05/13/23	05/20/23	05/14/23	05/21/23
20	05/19/23	05/26/23	05/20/23	05/27/23	05/21/23	05/28/23
21	05/26/23	06/02/23	05/27/23	06/03/23	05/28/23	06/04/23
22	06/02/23	06/09/23	06/03/23	06/10/23	06/04/23	06/11/23
23	06/09/23	06/16/23	06/10/23	06/17/23	06/11/23	06/18/23
24	06/16/23	06/23/23	06/17/23	06/24/23	06/18/23	06/25/23
25	06/23/23	06/30/23	06/24/23	07/01/23	06/25/23	07/02/23
26	06/30/23	07/07/23	07/01/23	07/08/23	07/02/23	07/09/23
27	07/07/23	07/14/23	07/08/23	07/15/23	07/09/23	07/16/23
28	07/14/23	07/21/23	07/15/23	07/22/23	07/16/23	07/23/23
29	07/21/23	07/28/23	07/22/23	07/29/23	07/23/23	07/30/23
30	07/28/23	08/04/23	07/29/23	08/05/23	07/30/23	08/06/23
31	08/04/23	08/11/23	08/05/23	08/12/23	08/06/23	08/13/23
32	08/11/23	08/18/23	08/12/23	08/19/23	08/13/23	08/20/23
33	08/18/23	08/25/23	08/19/23	08/26/23	08/20/23	08/27/23
34	08/25/23	09/01/23	08/26/23	09/02/23	08/27/23	09/03/23
35	09/01/23	09/08/23	09/02/23	09/09/23	09/03/23	09/10/23
36	09/08/23	09/15/23	09/09/23	09/16/23	09/10/23	09/17/23
37	09/15/23	09/22/23	09/16/23	09/23/23	09/17/23	09/24/23
38	09/22/23	09/29/23	09/23/23	09/30/23	09/24/23	10/01/23
39	09/29/23	10/06/23	09/30/23	10/07/23	10/01/23	10/08/23
40	10/06/23	10/13/23	10/07/23	10/14/23	10/08/23	10/15/23
41	10/13/23	10/20/23	10/14/23	10/21/23	10/15/23	10/22/23
42	10/20/23	10/27/23	10/21/23	10/28/23	10/22/23	10/29/23
43	10/27/23	11/03/23	10/28/23	11/04/23	10/29/23	11/05/23
44	11/03/23	11/10/23	11/04/23	11/11/23	11/05/23	11/12/23
45	11/10/23	11/17/23	11/11/23	11/18/23	11/12/23	11/19/23
46	11/17/23	11/24/23	11/18/23	11/25/23	11/19/23	11/26/23
47	11/24/23	12/01/23	11/25/23	12/02/23	11/26/23	12/03/23
48	12/01/23	12/08/23	12/02/23	12/09/23	12/03/23	12/10/23
49	12/08/23	12/15/23	12/09/23	12/16/23	12/10/23	12/17/23
50	12/15/23	12/22/23	12/16/23	12/23/23	12/17/23	12/24/23
51	12/22/23	12/29/23	12/23/23	12/30/23	12/24/23	12/31/23
52	12/29/23	01/05/24	12/30/23	01/06/24	12/31/23	01/07/24

## Time Period Exchange and Time Period Pick-up Program (TPX/TPP)

Many owners have already benefited from these programs.

Please review the programs to see if they can benefit you & your family!

**\*\*These programs are available for all MVOA owners in good standing.\*\***

TPX Program allows you more flexibility by letting you submit a request to exchange your owned unit/week for a different unit/week at MVOA. The staff will inquire with owners on your behalf for the week you have requested to see if anyone is interested in exchange. If another owner is interested in swapping time periods, then both parties would pay a \$75 service fee to complete the exchange.

TPP Program provides MVOA owners weeks to purchase at a greatly reduced cost. This is a one-time purchase of a usage week (much like a rental). This is not the purchase of ownership. The cost for one of these available weeks will be \$500 + tax. MVOA's TPP Program aims to provide additional units for owners looking to visit MVOA more often at a reduced rate. These units will be provided by MVOA for purchase based on availability.

### THESE ARE THE ONLY WEEKS REMAINING FOR 2022. BOOK THEM WHILE YOU CAN!

2022 TPP WEEKS	
Week #	Check in/Check out dates
Week 45	Nov 11-Nov 18, 2022
Week 49	Dec 11-Dec 18, 2022

### NEW TPP LISTINGS FOR 2023 BELOW. MORE TO COME!

Check [www.mountainside-villas.com](http://www.mountainside-villas.com) for additional weeks as they are added.

2023 TPP WEEKS	
Week #	Check in/Check out dates
Week 1	Jan 6 - Jan 13, 2023
Week 1	Jan 8 - Jan 15, 2023
Week 3	Jan 20 - Jan 27, 2023
Week 4	Jan 28 – Feb 4, 2023
Week 4	Jan 28 – Feb 4, 2023

Do you need extra space for your family during vacation? Would you like to visit the resort for an additional week during the year?

If so, take advantage of the TPP units listed above to see if any of the available dates could work for you and your family.



## Meet the 2022 Candidates!

---

### Landon Allen

Marine F-18 Pilot turned Southwest Airlines First Officer (2016-present); seeking a 2nd, consecutive term on MVOA's Board of Directors (BOD); chaired MVOA's Strategic Planning Committee (2020-2021); Vice President of MVOA's BOD (2021-present); oversaw & contributed to the development of MVOA's first, long term, strategic plan; championed restitution efforts for owners that lost use of their time period/s due to the 2020 COVID-19 closure; instrumental in the development of the TPX/TPP program which benefits MVOA owners.

### Wayne Ford

I have a multitude of management & financial experiences throughout my career & over a decade serving MVOA on the board & committees. I have now started a charity to help keep pets with refugees as a result of the experiences that I have heard about in Ukraine. I believe in letting everyone have their say & believe multiple opinions creates better outcomes. I hope to make this board a more interesting & fun experience for all that participate.

### Beth Tate

I am Chairman of the Policy Committee and serve on the Operations & Maintenance Committee. My most significant accomplishment is coordinating the amending of MVOA's Governing Documents, which the BOD has approved. I value owners' opinions & ideas; appreciate the importance of high resort ratings with exchange companies, and advocate policies that increase the value of MVOA timeshares & vacation experience. In my career as Accounting/Contract Administrator I gained expertise in the areas of budgeting, accounting, and contracting.

### Thomas Clemens

Experienced traveler having been in all 50 states & 23 countries. Retired from corporate world after having been GM of two multi-million-dollar companies involved in "green" technologies. Boy Scout Leader for over 12 years. Currently raising two grandsons. Nancy & I are celebrating our 50th wedding anniversary.

### Cheryl Goff

I have experience in everything from demolition to styling the inside interior. My husband has been in construction for over 30 years. This has allowed me to use my talents in his work. I also have styled other homes & helped many people with construction & styling. I am multitasked. I love Massanutten & would love to be part of the team.

### Tecia Taylor

I have 20+ years of experience in Property Management managing luxury, conventional, tax-credit & affordable properties; the units span from 139-3000 units. I'm interested in assisting with Construction & Interior Design for MVOA. University of Maryland University College Adelphi, MD. BS Business Administration Minor in Business Law/Public Policy May 2016. NAHMA Alexandria, Va. SHCM Specialist in Housing Credit Management. CPO Certified Professional of Occupancy. CALP Certified Apartment Leasing Professional. Notary Public August 2019.

## ANNUAL MEETING LOCATION

The 2022 Annual Meeting will be held at the Ski Lodge-Lower Level 1, located on Massanutten Drive, on Saturday, November 12, 2022. Please use the property owner's parking lot next to the General Store or the parking lot at the Mountain Cruisers building. Take the walkway to the right of the Mountain Cruisers building to Lower Level 1 of the Ski Lodge.

The physical address of the Ski Lodge building is:  
4620 Massanutten Drive  
Massanutten, VA 22840

## 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 12, 2022 at 11:00 a.m. The meeting will take place at the Ski Lodge-Lower Level 1. 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 10, 2022.

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!!**

## VOTING IN MVOA ELECTIONS

### 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 to the Association.

### What if there is more than one owner?

If the week is owned by married partners, either (but not both) may cast a vote IN PERSON at the Annual Meeting. If married partners 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) 289-6003 and request one to be mailed or emailed. 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.

## PROXY INSTRUCTIONS

Use the enclosed Proxy Form only if you do not plan to attend the meeting to vote in person and wish to have someone else vote on your behalf. You may complete one proxy for each time period/unit owned; however this form can instead be used for additional time period/units owned if each is owned by the identical parties.

### FOLLOW THESE INSTRUCTIONS CAREFULLY

1. You may designate the Secretary of the Board or another time period owner on the Proxy form to vote as you instruct. If you do not name a time period owner, you are consenting to the Secretary of the Board to hold your Proxy.
2. If you do not check the names of persons you desire to elect to the Board of Directors and/or provide names(s) of time period owners to write in to be nominated from the floor, the votes attributed to your proxy will be voted altogether by a majority vote of the Board of Directors.

3. Sign, date and print your name(s) where indicated on the Proxy Form. Unless you have filed a certificate with the Association designating an official voting member, ALL owners and co-owners must sign for this Proxy to be valid.

4. Mail or deliver the completed Proxy form to Mountainside Villas Owners Association so that it is received no later than 48 hours before the Annual Meeting. If using an envelope, address the envelope to: Mountainside Villas Owners Association, PO Box 1351, Harrisonburg, VA 22803. Otherwise, just drop your proxy in the mail.

5. The Proxy may only be revoked/rescinded in person or by written notice by the owner(s) to the person presiding at the meeting prior to the start of the meeting.

6. Proxies are terminated automatically upon the close of the meeting; provided, however, if such meeting is adjourned or continued to a new date, the Proxy shall terminate at the close of such adjourned or continued meeting

**\*\*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!

## 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](http://www.mountainside-villas.com) to view the Mountainside Villas 2023 calendar.

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

## CEC BILLING AND COLLECTION POLICY

A bill for your annual Common Expense Charge (CEC) is mailed each year after the Annual Meeting in November. Your CEC is due on the first day of January. That total amount will be considered late if not received by January 31<sup>ST</sup>. If no payment is received by January 31<sup>ST</sup> the balance will be considered "Past Due" and your account will go into "Internal Collections" status. Such accounts will be charged a late fee of twenty-five dollars (\$25.00).

If your payment is not received by March 1<sup>ST</sup> you will receive notice that if payment is not received by March 31<sup>ST</sup> the account will be turned over to a Collection Agency & additional fees/penalties will apply. Once your account is in collections, you will need to deal with the Collection Agency directly concerning your account. You will also be responsible to reimburse MVOA for all costs and expenses reasonably incurred in the collection of your delinquent account.

Payments can be made via VISA, MasterCard or Discover by visiting [www.mountainside-villas.com](http://www.mountainside-villas.com), select "Owners" and choose "Online Payments (Powered by Goodmanagement)". If you prefer to make an ACH payment, select "Owners" and choose "Pay Online with Zego". Checks & Money Orders may be mailed to MVOA, P.O. Box 12967, Newport News, VA 23612.

## ELECTRONIC NEWSLETTER

MVOA offers electronic editions of the quarterly newsletter. A hard copy of the Fall newsletter containing a proxy for our annual election will be sent to all owners. You may access current and previous newsletters by visiting our website under the Owner tab. For owners interested in reading the financial plan, please contact our office at (540) 289-6003 to obtain the password for access.

## BOARD/COMMITTEE APPLICANTS ACCEPTED YEAR ROUND

The election of Board Members occurs each year in November, but owners can apply year-round for the upcoming election. Owners interested in serving on a committee can also reach out year-round.

Applications for Board Members are available at [www.mountainside-villas.com](http://www.mountainside-villas.com) and MVOA Front Desk. Owners interested in being in a committee can contact Cherril Dean, General Manager, by phone (540) 236-3591 or email [cdean@mountainside-villas.com](mailto:cdean@mountainside-villas.com).

We look forward to your participation and new ideas!



Will your week go unused?  
Explore **RENTING!**

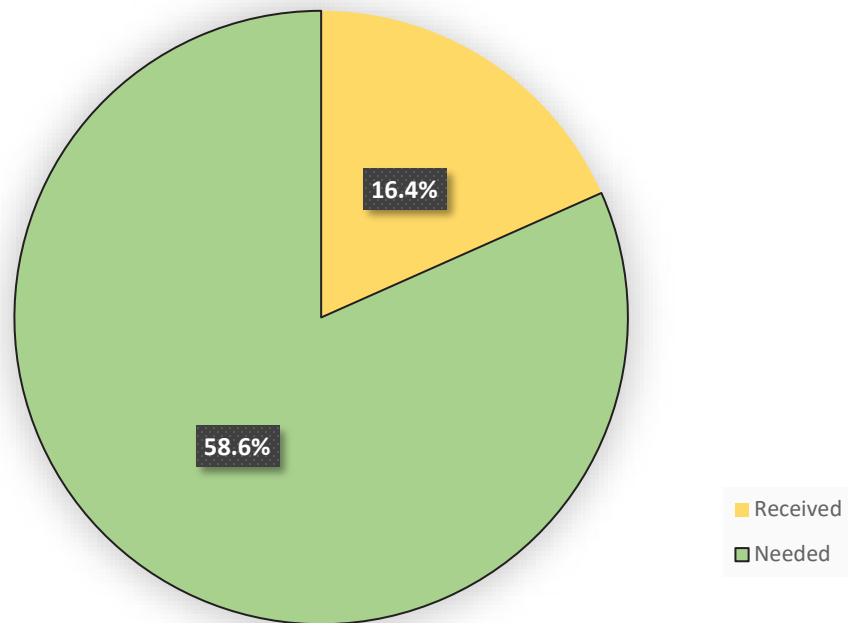
888-811-7850  
[TripForth.com](http://TripForth.com)



# MVOA NEEDS YOUR SIGNATURE TO CONTINUE

**75% NEEDED, 16.4% RECEIVED**

## SIGNATURE REQUIRED TO AMEND MVOA GOVERNING DOCUMENTS



All owners were previously sent a letter & signature card for the amending of the Governing Documents. We need to receive signatures from 75% of MVOA owners to move ahead with this project. The Association would like to receive these signatures as soon as possible to avoid incurring additional costs associated with mailings, etc.

ALL OWNERS, regardless of your account status, are encouraged to return the signature form. Unlike the yearly proxy, the signature forms are accepted and considered valid for all accounts (paid or unpaid).

Please return your completed signature card with ALL OWNERS' signatures as soon as possible, if you have not yet done so. If you did not receive a Signature Card or if you are unsure if yours has been returned, please reach out to our Front Desk at (540) 289-6003 or [frontdesk@mountainside-villas.com](mailto:frontdesk@mountainside-villas.com).

The main reason for amending the Governing Documents is to have them align with current VA timeshare law and to reflect current operations at MVOA. For more details please visit the MVOA website.

The Amended Governing Documents, Letter of Explanation, and Signature Card can be viewed & completed by visiting [www.mountainside-villas.com](http://www.mountainside-villas.com), at the top of the home page click on "Learn More".



PRESORT  
FIRST CLASS  
US POSTAGE PAID  
HARRISONBURG VA  
PERMIT 75

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

Return Service Requested

## Classified Ads

FALL 2022

### Unit 46 Week 33

Lisa Boano  
Day & Evening: (330) 881-6383  
draygirl@live.com  
Asking Price: Free + seller pay transfer fees

### Unit 47 Week 39

Donna Crosby  
Day & Evening: (717) 475-1887  
crosbydonna@comcast.net  
Asking Price: Transfer fees

### Unit 102 Week 1

Gloria Shook  
Day & Evening: (540) 470-8479 -leave message  
Gloria.Shook@gmail.com  
Asking Price: Attorney Fees only

### Unit 81 Week 5

Dorothy Agetstein-Keslinger  
Day & Evening after 3pm. (410) 902-6353  
OR (410) 274-4014  
Dnak0508@verizon.net  
Asking Price: \$1,200

### Unit 123 Week 35

Waltraud Doucette  
Day & Evening (410) 747-8026  
Asking Price: \$5,000 negotiable

### Unit 88 Week 28

Eric Mansfield Jr.  
Day & Evening (703) 690-6316  
Cairnterr@yahoo.com  
Asking Price: \$1,100 (negotiable)

### Unit 34 Week 49

Lachester & Floyd Harris  
Day & Evening: (410) 474-0773  
Please text first and Owner will call you back  
Asking Price: Attorney Fees only

### Unit 135 Week 29

Robert & Dorothy Cavaluchi  
Day & Evening: (301) 384-9131  
Cavaluch@yahoo.com  
Asking Price: Attorney/transfer fees only

### Unit 118 Week 31

Gary & Peggy Ifft  
Day (309) 826-0164  
gary.peggyiff@gmail.com  
Asking Price: Seller pays transfer/recording fees

### Unit 40 Week 41

Darnell & Kim Jackson  
Day & Evening (443) 386-5323  
DestinyKJ2000@yahoo.com  
Asking Price: \$3,000 (negotiable)

### Unit 12 Week 31

Donald & Darlene Hoffer  
Day & Evening (717) 856-5856  
dhoffer1951@yahoo.com  
Asking Price: \$2,000+transfer fees  
(negotiable if sold in 2022)

### Unit 150 Week 24

H. Ray & Diane Davis  
Day (804) 740-4617  
Evening (804) 347-6670  
Positive123@comcast.net  
Asking Price: \$950 + legal fees  
(negotiable)

### Unit 48 Week 34

Joanne Springer  
Day & Eveing (703) 969-2042  
jnnspringer@gmail.com  
Asking Price: \$1,000 (negotiable)