

Winter
2023



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Board Briefs

NOVEMBER 11, 2022

Present at the commencement of the meeting: Wayne Ford, Landon Allen, Mary Stracener, Matt Allen, Beth Tate, Hammad Mehmood, John Farruggio, Jeremy Grogg, Thomas Little and Jeff Reid. Representing Management: Cherril Dean, Keith Scott, Clinton Wells and Dale Goodman. Committee Member present: Beverly Stern

The meeting was called to order by the Board President, Wayne Ford, at 5:00 PM. The meeting opened with Wayne Ford asking if there were any changes to the previous minutes. Beth Tate asked to add the following under "New Business" regarding the contract with Goodmanagement: "...send all suggestions for changes discussed to Dale Goodman, representing Goodmanagement, for review and also to Liz White, MVOA attorney." A motion was made to approve the September 10th, 2022 Board of Directors Meeting minutes with Beth Tate's suggested change. Second and approved.

Wayne Ford, Board President, reported that the Executive Committee did not meet but has supplied all Board Members with a copy of the final version of the contract with Goodmanagement with changes completed.

Matt Allen, Budget Committee Chairperson, reported that the Committee has reviewed the financial statements up to September 30th, 2022 and all is tracking well. He stated there was

a surplus from the wages & utilities. Due to this surplus, the Committee recommends doing deficit spending in the area of replacements. There were many deferred replacements in 2020 and 2021. Matt Allen stressed that the surplus needs to be spent in order to avoid paying taxes on the money. He mentioned that the reserves have not been increased in many years and he suggested that they be increased based on the cost of living. Matt Allen also stated that Collections are at 87.38% through the end of September 2022, which is a 2% improvement compared to 2021.

Mary Stracener, Membership Committee Chairperson, reported that RCI scores have been solid and MVOA is still rated Silver Crown. Front Desk scored 4.8, Maintenance scored 4.4, Housekeeping scored 4.6. She proposed three items to the Board: Purchase of new loveseats in the Welcome Center Lobby, purchasing a new style of bedspreads for the units and gathering material samples for new furniture in

units to be reviewed at the March, 2023 Board of Directors Meeting.

Thomas Little, O&M Committee Chairperson, reported that the following positions are available: Front Desk one full-time and one part-time, Maintenance one part-time, Grounds and one full-time HVAC, Housekeeping six full-time Housekeepers, two part-

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time Housekeepers, one part-time Inspector, two part-time Preppers.

Cherril Dean, General Manager, reported that Capital Plans were on target. She stated that the renovations of upstairs bathroom, as well as the kitchen and downstairs bathroom are all on schedule. She reported that year to date the following have been completed: 17 TPX requests have been fulfilled and 23 TPP have been sold. She also stated that the Association has reduced its carbon footprint and saved \$4,000 by emailing reservation confirmations instead of mailing. The Front Desk continues to encourage owners to provide and update email addresses. Postage will be increasing to 60 cents in January 2023. Billing will be going out next week and will include Governing Document information.

Jeff Reid, representing Great Eastern Resort, stated that lift rides to view the Fall foliage and a Blood Drive that was held on November 10th, were both incredibly successful. He announced a new attraction called “Perfect Break” which is located in the old MPOA Administration Building space. “Perfect Break” will feature games, craft beers and an elevated snack bar. There will be three new ski slopes opening this upcoming ski season.

Beth Tate, Policy Committee Chairperson, stated that MVOA has received 1,712 Signature Forms for the Amended Governing Documents, which is 19.18% of what is required to amend the documents.

Hammad Mehmood, Nominating Committee Chairperson, informed the Board that he would be stepping down from the Committee as of November 12th, 2022. He mentioned that there was a lot of interest from owners to join Committees. Topics for the January 2023 virtual Board of Directors Meeting were discussed.

Wayne Ford, representing MPOA, stated that MPOA have increased their annual fees, therefore MVOA will be paying more to MPOA in dues.

Jeremy Grogg, Strategic Planning Committee Chairperson, provided updates on the five projects of exploration that were approved by the Board of Directors in September 2022. These five projects were: electronic door locks, digital thermostats that can be controlled remotely, uses for land owned by MVOA, utilization of available space within the upper level of the MVOA Welcome Center and the treatment to the underside of top deck at units to provide covering during inclement weather.

John Farruggio, Communication and Technology Committee Chairperson, reported that the MVOA website received 7,000 hits in the last quarter, internet speed has been good, there have not been any complaints regarding internet and the USB outlet installation project is underway.

Thomas Little stated that installation of the new heating system for the MVOA Welcome Center is on track and moving along.

Wayne Ford opened the discussion in regards to the contract between Goodmanagement and MVOA. Suggestions and potential changes to the contract were brought forth and discussed. Thomas Little made a motion to accept the contract between Goodmanagement and MVOA with the corrections discussed and the motion was seconded. With no further discussion the motion was approved.

With no further New Business, a motion was made to adjourn the November 11th, 2022 Board of Directors Meeting. Seconded and approved. The meeting adjourned at 7:10 PM.

The President's Corner

I would like to thank everyone who took time to attend the annual meeting. That is one of four scheduled meetings that your Board of Directors have each year. The schedule can be found elsewhere in the newsletter. Also there is a list of the Committees that work to improve our property and enhance your time spent on the mountain.

I am writing to invite you to get more involved with Mountainside Villas. The day before each of our Board Meetings we hold Committee Meetings where the decisions are made about your timeshare community. You are welcomed and encouraged to attend our meetings. The best way to learn more about Mountainside Villas is to be involved.

Come, get involved, spend time here in the mountains and help make things better. I was once told, "If you're lucky enough to be in the mountains, you're lucky enough"!

MVOA has the following Committees:

- Budget Committee
- Communication & Technology Committee
- Membership Committee
- Nominating Committee
- O&M Committee
- Policy Committee
- Strategic Planning Committee

If you are interested in serving on any of the committees, please contact Cherril Dean at cdean@mountainside-villas.com

Thomas G. Little
President

Annual Meeting Minutes Recap November 12, 2022

The Annual Meeting of Membership of the Mountainside Villas Owners Association, Inc. was called to order by MVOA President Wayne Ford at 11:00 AM on November 12, 2022 in the lower level of the Ski Lodge. Present at the meeting were Wayne Ford, Landon Allen, Matthew Allen, Mary Stracener, Thomas Little, John Farruggio, Hammad Mehmood, Beth Tate, Jeremy Grogg and Jeff Reid. Cherril Dean was in attendance representing management. Keith Scott attended to represent Goodmanagement.

Wayne Ford, Board President, appointed Mary Stracener as Secretary for the Annual Meeting. Wayne Ford called for proof of notice of the meeting. Cherril Dean, General Manager, certified that formal notice of the meeting had been sent to all owners of record via first class mail on September 29, 2022. The letter was accepted and recorded by the secretary as proof of notice, a copy of which is attached to and made part of these minutes.

Wayne Ford asked Mary Stracener to deliver the quorum report. Mary Stracener stated that a quorum had been met with 11.6 % of the total membership being represented in person or by proxy and that a quorum was present in

accordance with the by-law requirement for participation of more than 10% of the aggregate voting interest.

The meeting opened with a motion to waive the reading and approve the minutes from the November 13, 2021 Annual Board Meeting. The motion was seconded and approved.

Election:

Wayne Ford, President of the Board presented the established rules of order to ensure a smooth, efficient and democratic conduct of the meeting. Among the rules, only bona fide owners and valid proxy holders are allowed to vote and participate in any discussion. Anyone appearing on the ballot may withdraw his/her nomination.

Nominations were requested from the floor. Seeing none, nominations were declared closed. Wayne Ford asked for two owners to volunteer to be inspectors of the election. Two MVOA owners volunteered to be inspectors of the election. A motion was made to accept these inspectors by acclamation. The motion was seconded and approved. Wayne Ford presented the candidates to the membership: Landon Allen, Wayne Ford, Beth Tate, Thomas Clemens, Cheryl Goff and Tecia Taylor. The inspectors, assisted by

Annual Meeting Minutes Recap, continued from previous page

Mary Stracener, counted the ballots. Wayne Ford then asked Matthew Allen, Treasurer, to discuss MVOA's financial status.

Treasurer's Report:

Matthew Allen, MVOA Treasurer, reviewed the 2023 budget which is based on revenue from CEC's, rental revenue and interest revenue from reserves. The Budget Committee has proposed a \$25 increase to the CEC which is a 4.2% increase. He stated that wages have and will continue to go up and also listed multiple other items that have increased in costs to the Association: Payroll benefits, management fee, resort fee, property insurance, MPOA fees, cost of housekeeping supplies, repair and maintenance, waste removal and phone and internet. He stressed that getting supplies and manpower is still extremely challenging. The Budget Committee believes that the \$25 increase from \$590 to \$615 for 2023 CEC's is still fairly priced and remains lower than most other timeshare maintenances. Matthew Allen reported that the \$800,000 surplus from the last two years has not been spent, therefore the Committee recommends deficit spending for 2023 of \$300,000-\$400,000. There was a motion to approve the 2023 Budget. The motion was seconded and approved.

Policy Committee:

Beth Tate, Policy Committee Chairperson, explained that the Committee was focused on getting the amended Governing Documents approved. She reported that MVOA has received 1,712 signatures out of the 6,694 that are required to approve the documents and move forward. She further explained the reasoning behind amending the Governing Documents: the documents were created in 1978, the documents are antiquated and were written before the Virginia Timeshare Act existed. Lastly, she stated that once the amended Governing Documents are approved, they can then move on to the Article of Incorporation and the By Laws, which both require a majority vote at a Board of Directors Meeting. The Board encouraged the Membership to offer suggestions and recommendations of how to best collect the remaining Governing Document signatures that are needed.

Strategic Planning Committee:

Jeremy Grogg, Strategic Planning Committee Chairperson, outlined five initiatives that the Committee intends to explore. These initiatives are: code driven electronic door locks,

digital thermostat that is controlled remotely, uses for 2 parcels of MVOA owned land, uses for space in upper level of MVOA Welcome Center and an undercoating on top decks of units to prevent rain from going through to lower level. He reminded the Membership that no money is being spent on these initiatives. At this point the Committee is only gathering information for possible projects in 2024.

O&M Committee:

Thomas Little, O&M Committee Chairperson, reported that most of the upstairs bathroom renovations are completed and approximately 30 kitchen/downstairs bathroom renovations are complete. He added that a cost saving measure being utilized during renovations is having MVOA staff refinish cabinetry and railings that only have cosmetic damage as opposed to replacing it. A new luxury vinyl floor that is waterproof has been installed in unit 38 and has been extended into the Living Room area to replace the carpet.

Membership Committee:

Mary Stracener, Membership Committee Chairperson, stated that RCI scores have remained reasonable and also stressed to the Membership to please utilize comment cards in order to inform the Association of issues of importance. The Committee is moving forward with replacing worn and outdated furniture and purchasing a new style of bedspread.

Nominating Committee:

Hammad Mehmood, Nominating Committee Chairperson, informed the Membership that Board and Committee applications are accepted year-round. Applications are available at Front Desk and on the MVOA website.

Technology Report:

John Farruggio, Communications and Planning Committee Chairperson, stated that most visitors to the website are owners from Virginia, Maryland, Pennsylvania, Washington DC, Florida, New Jersey and New York. He mentioned that there have been no issues reported with the improved internet that was completed in February 2022. The internet within MVOA units is currently providing 30-45 megabytes per second. The USB outlet project approved by the Board of Directors in June 2022 will begin to be installed in December 2022.

Great Eastern:

Jeff Reid, representing Great Eastern, stated that Great Eastern had a successful Fall Festival in October and a Blood Drive in November. A new attraction called “Perfect Break” is being added in the old MPOA Administration Building, which was recently renovated. “Perfect Break” will be open around Thanksgiving 2022 and will offer games, craft beers and an elevated snack bar. He also announced that there will be three new ski trail expansions this winter. Great Eastern also continues to look for opportunities within the resort to utilize solar panels.

MPOA:

Wayne Ford, Representing MPOA, explained that MPOA is made up of approximately 1,700 households plus the 175 MVOA units. He stated that MVOA pays 175 assessments each year to MPOA and explained the services provided for those fees. He informed the Membership that MVOA, MPOA and Great Eastern have all petitioned Rockingham County to take over the water on the mountain and stressed that this change would most likely be much further in the future.

Closing Remarks:

Wayne Ford expressed how serving as MVOA President for two years was an enjoyable experience and that he is very happy with where the Board of Directors is heading. A new contract with Goodmanagement has been completed as well as a new contract with Great Eastern Resort. He believes the Board of Directors will continue to improve and look ahead to the future. He then opened the floor to the Membership for questions.

Election Results:

Mary Stracener announced the election results. All three incumbents retained their seats on the Board of Directors to serve a 3-year term. The following vote counts were:

| CANDIDATE TOTAL | |
|-----------------|-----|
| Landon Allen | 804 |
| Beth Tate | 692 |
| Wayne Ford | 649 |

Wayne Ford announce that a certificate of election was signed by each inspector. The secretary will enter the certificate of election into the minutes of the meeting and a copy will be posted in the lobby of the MVOA Welcome Center.

No additional business was brought before the Board. Wayne Ford declared the 2022 Annual Membership Meeting adjourned at 12:50 PM. He stated that the board would return to announce the 2023 Board Officers following a short organizational meeting and distribution of door prizes.

Thomas Little called the 2022 Annual Meeting back into session after the organizational meeting at 1:15 PM. He announced the 2023 Board Officers decided by acclamation: Thomas Little, President; Wayne Ford, Vice President; Landon Allen, Secretary, and Matt Allen, Treasurer.

The Annual Meeting of MVOA was formally adjourned by Thomas Little at 1:20 PM by a motion made and approved.

PROXY WINNERS

CONGRATULATIONS!

Thank you to all owners who participated in the recent Board member election!

We would also like to congratulate the two (2) winners in our random proxy drawing.

The winners are:

Jackson Copley and Glen Swain & Dawn Burnett

Both have won a free week at Mountainside Villas!

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 each 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.

TPP listings for 2023

Check www.mountainside-villas.com for additional weeks as they are added.

| 2023 TPP WEEKS | |
|----------------|-----------------------------------|
| Week # | Check in/Check out dates |
| 5 | February 4 - February 11, 2023 |
| 9 | March 4 – March 11, 2023 |
| 10 | March 11 - March 18, 2023 |
| 13 | March 31 - April 7, 2023 |
| 14 | April 8- April 15, 2023 |
| 25 | June 25 – July 2, 2023 |
| 37 | September 16 – September 23, 2023 |
| 41 | October 14 - October 21, 2023 |
| 42 | October 21 – October 28, 2023 |
| 43 | October 28 - November 4, 2023 |
| 44 | November 4 -November 11, 2023 |
| 48 | December 1 - December 8, 2023 |
| 48 | December 3 – December 10, 2023 |
| 49 | December 10 – December 17, 2023 |
| 50 | December 16 – December 23, 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.

FUTURE BOARD MEETING DATES

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

Board Meetings:

Saturday March 25, 2023 10:00 a.m.
 Saturday June 3, 2023 10:00 a.m.
 Saturday September 9, 2023 10:00 a.m.
 Friday November 10, 2023 5:00 p.m.

Annual Meetings:

Saturday November 11, 2023 11:00 a.m.

All regular meetings will be held in the MVOA Conference Room at the MVOA Welcome Center. Committee Meetings in March, June and September are scheduled the Friday preceding the Board Meetings. Your attendance is welcome.

Any issue you wish to have brought before the Board must be submitted in writing a minimum of two weeks before the meeting to allow adequate time to research the issue for discussion purposes.

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 and MVOA Front Desk. Owners interested in being in a committee can contact Cherril Dean, General Manager, by phone (540) 236-3591, email cdean@mountainside-villas.com OR Wayne Ford, Nominating Chairperson, by mail at PO Box 1351 Harrisonburg, VA 22803.

We look forward to your participation and new ideas!

2023 Capital Budget

APPROVED BUDGET FOR 2023

| | Per Interval | 2023 |
|-----------------------------------|--------------|------------------|
| Income | Week | 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 |
| Total INCOME | | 5,629,387 |

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 Surplus | | 15,978 |

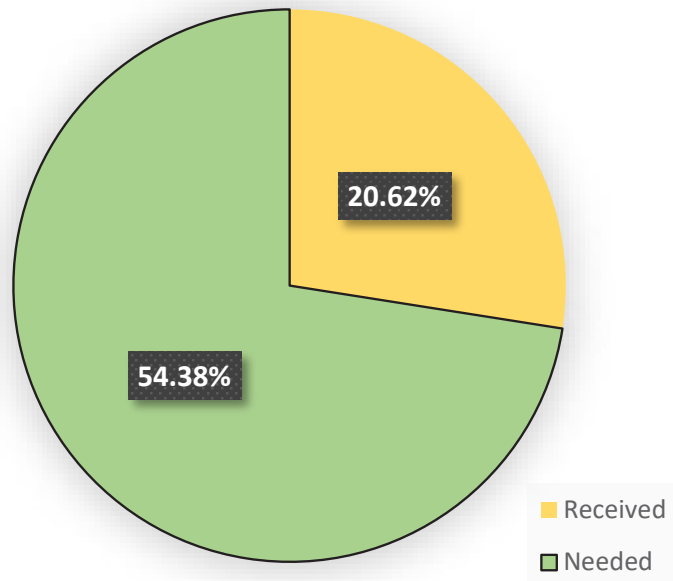
2023 MVOA Resort Calendar

| 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 |

MVOA NEEDS YOUR SIGNATURE TO CONTINUE

6694 REQUIRED, 1840 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.

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, at the top of the home page click on "Learn More".

Capital Completions for 2022 & Goals for 2023

CAPITAL COMPLETION FOR 2022

| Project | Goal | Completed |
|---|-------------|-------------|
| Upstairs Bathroom | 20 units | 20 units |
| Exterior Steps from Parking Lot | 3 units | 1 units |
| Heat Pumps | 8 units | 5 units |
| Roof Replacement | 2 buildings | 2 buildings |
| First Floor Vinyl Flooring | 11 units | 12 units |
| Dishwasher's | 12 unit's | 12 unit's |
| Jenn Air Grills (smokeless) | 3 units | 3 units |
| Microwaves | 12 units | 12 units |
| Refrigerators | 10 units | 10 units |
| Atrium Doors | 20 units | 20 units |
| King Mattress Sets | 19 units | 19 units |
| Sauna Floor Replacement | 27 units | 27 units |
| Picture Windows | 4 units | 4 units |
| Kitchen/Downstairs Shower Update | 30 units | 33 units |
| Living Room Blinds | 25 units | 25 units |
| Living Room 55" TV's | 46 units | 46 units |
| Master Room 43" TV's | 5 units | 5 units |

CAPITAL GOALS FOR 2023

| Project | Goal |
|--|-------------|
| Upstairs Bathrooms | 13 units |
| Cabinets updated poly | 10 units |
| Carpet full unit | 3 units |
| Dining Room area rug | 10 units |
| Exterior Dumpster Pads | 5 buildings |
| Heat Pumps | 8 units |
| Roof Replacement | 3 buildings |
| First Floor Vinyl Plank Flooring | 11 units |
| Maintenance Garage Addition | 1 units |
| Dishwasher's | 12 units |
| Electric Ranges | 5 units |
| Jenn Air Grills (smokeless) | 5 units |
| Microwaves | 8 units |
| Refrigerator's | 10 units |
| Kitchen/Downstairs Shower Update | 33 units |
| Living Room 55" TV's | 23 units |
| Living Room Window Drapes | 27 units |
| King Mattress Sets | 25 units |
| Master Room 43" TV's | 15 units |
| Guest Room TV's | 48 units |
| Picture Windows | 5 units |
| Sauna Floor Replacement | 25 units |
| Atrium Doors | 25 units |

GET A JUMPSTART ON YOUR 2024 ANNUAL CEC

Many owners have already utilized Zego during the 2022 and 2023 billing periods with great success. If you have not yet set up an account with Zego we encourage you to do so as phone payments are being phased out. All you need is your **CONTRACT** number to make a one-time payment or schedule payments. If you do schedule payments, please keep the CEC annual billing due dates in mind.

As many of you know, the payment of the CEC falls around Christmas and post-Christmas season, when many of us are usually concerned about our cashflow. Did you know that you can make monthly payments for your future year's CEC?

WHAT IS PROVIDED? Our owners now have access to Zego which allows you to set up reoccurring payments by ACH or card payments. Please keep in mind that Zego does have fees for each transaction. \$2.99 per transaction fee for ACH payments. \$2.99 per transaction fee + 3.6% convenience fee for all credit card payments.

Go to: https://www.paylease.com/index_out.php?pm_id=91423156

Online Payments can also be made in advance at any time by utilizing the "Online Payments" on our website, www.mountainside-villas.com OR use this direct link. A transaction fee of 4% applies. <https://owners.goodmanagement.com:8443/Account/Logon?ReturnUrl=%2F>

Personal checks are also still accepted at any time for any amount for **PRE-PAYMENTS**.

Another option is for owners to personally set up Bill Pay with their banks. This allows owners to set their own **PRE-PAYMENT** amount & schedule their own dates for their bank to send a check to MVOA. Please ensure to use your **Owner ID** as your account number.

IS IT TOO LATE? No! Even though it may not be the beginning of the year, you can still start these pre-payment options and reap the benefits. While it **MAY NOT** leave your account paid in full by the time the annual CECs are

charged, it **WILL** reduce the amount due at the end of the year.

WHO CAN I CONTACT? To find out more, please contact MVOA at 540-289-6003.

REMEMBER! These are **PRE-PAYMENTS** for your future CEC fees. Due dates for CEC fees each year will remain as January 1st with a cutoff date of January 31st.

ANNUAL BILLINGS

The annual courtesy CEC statements are mailed in November. If you have not received your 2023 statement, please call (540-289-6003) to request a copy. Even if you did not receive a statement, you are still responsible for the CEC payment and for late fees that will be assessed on February 1, 2023. Notice of address change is the responsibility of the owner. Below is the billing schedule for 2023 CEC's:

| | |
|------------------|--|
| January 1, 2023 | CEC due January 1, 2023 (can be paid until January 31 without penalty) |
| February 1, 2023 | \$25 Late fee assessed on unpaid accounts |
| March 1, 2023 | Statements mailed on unpaid accounts |
| March 31, 2023 | Unpaid accounts are sent to third party collection agent. You will need to deal with the Collection Agency directly concerning your account. (33% administrative fee + interest is added by collection agency) |

2022 REAL ESTATE TAX AND PERSONAL PROPERTY TAX

PER UNIT/WEEK OWNED \$26.42

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 to view the Mountainside Villas 2023 calendar.

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

UPDATE YOUR CONTACT INFORMATION

Please take the time to update MVOA with any changes in your contact information, which includes mailing address, cell/home phones, and e-mail addresses. As we expand and maximize the use of technology to reduce costs and improve our communications with you, this information is critical to our success in this area. Please send your updates to frontdesk@mountainside-villas.com or submit online at www.mountainside-villas.com under "Owners", then "Change of Address Form".

PAYMENT METHODS

- Payment coupons may be returned to: MVOA
- Pay by check/money order
 - PO Box 12967 Newport News, VA 23612
- Pay via Zego with CONTRACT ID
 - www.mountainside-villas.com, select "Owners" and choose "Pay Online with Zego"
 - Credit/Debit Card or ACH payments accepted (transaction fees apply)
- Pay online
 - www.mountainside-villas.com, select "Owners" and choose "Online Payments"
 - Credit/Debit Cards only (transaction fees apply)
- Automatic bill payment/Bill Pay through your online banking service (if available).



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www.tripforth.com

Classified Ads

WINTER 2022

Unit 74 Week 38

Tina Flanagan
Evening: (804)690-2551
mitchell001@protonmail.com
Asking Price: \$1,200 + fees (negotiable)

Unit 50 Week 16

Victoria Gillespie
Day: (301) 802-7542
VictoriaGillespieRemax@gmail.com
Asking Price: Free (buyer pays attorney fees)

Unit 151 Week 41

Robert Johnson
Day: (254) 913-8778
Robert.Johnson11@yahoo.com
Asking Price: Attorney/Transfer fees only

Unit 71 (End unit) Week 7 (Holiday week)

Raymond Gendron
Day & Evening (703) 368-1473
Raygendron2@yahoo.com
Asking Price: \$1,000 + legal fees (negotiable)

Unit 117 Week 3

Jesse Allison
Day & Evening (336) 345-0976
Jallison@landmarkbuilders.com
Asking Price: Free (buyer pays transfer fees)

Unit 166 Week 50

Scott & Dawn Castle
Day: (410) 608-3769
Asking Price: \$5,000 (negotiable)

Unit 17 Week 21

William & Ann Drummond
Day & Evening: (757) 851-2374
BillDrummond1973@gmail.com
Asking Price: Transfer fees only

Unit 168 Week 47

Richard & Paula Miller
Day & Evening (717) 645-8151
Richardmmiller@verizon.net
Asking Price: Attorney/transfer fees only

Unit 140 Week 21

Martina Conroy
Day & Evening: (703) 501-7394
TZLondon1@yahoo.com
Asking Price: Attorney/transfer fees

Unit 56 Week 7

Randolph Adams
Day & Evening: (703) 963-6839
R.A.Adams@mac.com
Asking Price: Attorney/Transfer fees

Unit 96 Week 12

Barbara McKinnon
Day & Evening (410) 224-4173
Bamckin2@gmail.com
Asking Price: Attorney & transfer fees

Unit 90 Week 15

Jeanette Heaver
Day & Evening (330) 414-5900
JKHeaver@gmail.com
Asking Price: transfer fees

Unit 23 Week 41

Christine Chassagnoux
Day (516) 864-1485
Christinechassagnoux@gmail.com
Asking Price: \$1,400