

Winter
2024



VOLUME 46
NUMBER 1

Effective January 1st, 2024

NEW KEYLESS ENTRY DOOR LOCKS HAVE BEEN INSTALLED!

**IT IS IMPERATIVE THAT MVOA HAS AN UP-TO-DATE
CELL PHONE NUMBER AND EMAIL ADDRESS SO YOU
CAN CHECK-IN TO YOUR UNIT WITHOUT DELAY!**

To update your contact information, or if you have questions regarding the new keyless entry, please contact the Front Desk at 540-289-6003 or frontdesk@mountainside-villas.com.

- An entry code will be included on your confirmation letter if you have confirmed your reservation with the front desk staff. The entry code may be sent via text and/or email if needed.
- Owners must visit the MVOA lobby to receive parking passes within 24 hours of arrival.
- The entry code will EXPIRE AT 10:00 AM on your check-out day.
- If you wish to have a physical key for your rear entry door, one can be signed out at the front desk. A fee of \$60 will apply for each lost key.

MVOA WELCOME CENTER NEW HOURS

**MONDAY – THURSDAY:
8:00 AM – 6:00 PM**

**FRIDAY – SUNDAY:
7:00 AM – 8:00 PM**

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Board Briefs

NOVEMBER 10, 2023

Present at the commencement of the meeting: Thomas Little, Landon Allen, Matt Allen, John Farruggio, Jeremy Grogg, Hammad Mehmood, Jeff Reid, Mary Stracener, and Beth Tate. Present via Zoom: Wayne Ford. Representing Management: Cherril Dean, MVOA General Manager, Keith Scott, Goodmanagement, Clinton Wells, Goodmanagement. Committee members present: Tom Clemons, Beverly Stern, John Summer. Guests present: Pam Lambert, nominee for MVOA BoD

The meeting was called to order at 5:01 PM. by the Board President and Executive Committee Chairperson, Thomas Little. Mr. Little then made a motion to approve the 3rd Quarter MVOA BoD meeting minutes. Discussion ensued and two additions to the minutes were approved: “The MVOA BoD approved the 2024 operating budget.” would be added to the Budget Committee report and “The MVOA BoD approved the slate of nominees.” would be added to the Nominating Committee report.

Mr. Matt Allen, MVOA BoD Treasurer and Budget Committee Chairperson, reported on the topics of labor needs, real estate taxes, replacement costs, and collection considerations. Discussion ensued, but no motions were made.

Jeremy Grogg, O&M Committee Chairperson reported on the topics of new living room furniture for MVOA units, RCI scores, staffing requirements, and asphalt repairs. He made a motion for the MVOA BoD to approve a capital improvement project slated to begin in 2024 to begin in 2023 instead. The project is the procurement and installation of 35 bathroom shower

bases. The motion was seconded and approved.

John Farruggio, Technology Committee chairperson reported on the topics of USB installation in MVOA units, office phone upgrades, fiber optic cable installation update, and smart thermostats for MVOA units.

Beth Tate, Policy Committee Chairperson reported on the status of the gathering of the signatures for approval of MVOA’s new Declaration. Currently 61.71% of the required signatures for approval have been collected.

Hammad Mehmood, Strategic Planning Committee (SPC) Chairperson, reported on the topics of smart locks for MVOA units and a recommendation for a brand of smart thermostat.

Jeff Reid, Great Eastern Resort Corporation (GERC) designee to the MVOA BoD reported on the topics of resort fall activities to date, GERC RCI scores, an update on the high speed ski lift becoming operational, GERC sponsored fire and rescue joint training exercise, secret shopper/service spotlight, an update on the future development of GERC real estate at the resort entrance, and a new mogul run named “No Hess-itation” in honor of Kenny Hess.

Thomas Little addressed a decision made by the Executive Committee in between the 3rd and 4th Quarter MVOA BoD meetings regarding a service building repair which was an unexpected expenditure. Time was of the essence, and not acting would most likely have resulted in additional costs for MVOA. At 6:44 PM the MVOA BoD moved into executive session and later adjourned.

President's Corner

Going Straight to Your Unit!

When you travel to Mountainside Villas for your next visit you will find some significant changes. We have transitioned to electronic locks on all the Villas. It has become even more important that we have a current email or cell phone number so that we can text or email you the code to enter the Unit. We are trying to make your arrival and visit a more pleasant and seamless experience.

If you already reviewed and signed the "Amended Governing Documents", thank you. If not, please take the time to do this. We need 75% of the owners to approve the amendments before they can become effective. We have not updated our Declarations since they were created in 1978. We need

your help to bring our documents into line with the current timeshare laws.

Regardless of which season you visit Mountainside Villas or if you are like my bride and I and visit during each season we hope you enjoy each time on the mountain. I hope to see you soon, either at the Villas or on the trails, (ski or hiking). So, "Hike more. Worry Less". Remember, "Life is better in hiking boots".

Thomas G. Little
President

Annual Meeting Minutes Recap

November 11, 2023

The Annual Meeting of Membership of the Mountainside Villas Owners Association, Inc. was called to order by MVOA President Thomas Little at 11:00 AM on November 11, 2023 in the lower level of the Ski Lodge. Present at the meeting were Thomas Little, Wayne Ford, Matt Allen, Landon Allen, Mary Stracener, John Farruggio, Hammad Mehmood, Beth Tate, and Jeff Reid. Cherril Dean was in attendance representing management. Keith Scott attended to represent Goodmanagement.

Thomas Little, Board President, appointed Landon Allen as Secretary for the Annual Meeting. Thomas Little 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, 2023. The letter was verified and was accepted and recorded by the secretary as proof of notice, a copy of which is attached to and made part of these minutes.

Thomas Little asked Landon Allen to deliver the quorum report. Landon Allen stated that a quorum had been met with 11.22 % 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 by Thomas Little to waive the reading and approve the minutes from the November 12, 2022 Annual Board Meeting. The motion was seconded and approved.

Election:

Thomas Little, 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. Thomas Little asked for two owners to volunteer to be inspectors of the election. Two MVOA owners volunteered to be inspectors of the election, Beverly Stern & Melinda Kephart. A motion was made to accept these inspectors by acclamation. The motion was seconded and approved. Landon Allen presented the candidates to the membership: Matt Allen, John Farruggio, Hammad Mehmood, Ronald Lewis, Pam Lambert, and Kimberly Leonard. The inspectors, assisted by Landon Allen, counted the ballots with a poll watcher present. Thomas Little

Annual Meeting Minutes Recap, continued from previous page
then asked Matthew Allen, Treasurer, to discuss MVOA's financial status and budget.

Treasurer's Report:

Matthew Allen, MVOA Treasurer, reviewed the 2024 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. He reviewed expenses to the Association: payroll, benefits, management fee, resort fee, bank fees, billing fees, taxes, property insurance, MPOA fees, cost of housekeeping supplies, repair and maintenance, etc. He reported that MVOA's target to reach 90% collection of CECs is on track as the collections were at 88.01% at the end of October 2023. There was a motion to approve the 2024 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 stated that MVOA has been collecting signatures for one year now and 4,212 signatures have been collected towards the total needed which is 6,825. Over 2,000 more signatures are required to amend the documents. She stated multiple reasons and examples for amending the documents:

- ✦ The MVOA bylaws were amended in 2004, but the Declaration has never been amended. Those documents should align and not conflict with each other.
- ✦ The original document mentions two maintenance periods per year for each unit, however MVOA only utilizes one week per year which is stated in the amended document.
- ✦ The original document mentions only Friday check-in, although MVOA has Friday, Saturday, and Sunday check-in which is made clear in the amended document.
- ✦ The original document does not mention occupancy limits, however the amended document limits occupancy to eight.
- ✦ The original document requires a $\frac{3}{4}$ vote by the owners in order to amend the document. The

amended document will change that to require a 2/3 vote by the membership.

Beth Tate stated that once the amended Governing Documents are approved, the Board of Directors can then move on to the Article of Incorporation and the By Laws, which both require a majority vote by owners at a Board of Directors Meeting.

Strategic Planning Committee:

Hammad Mehmood, Strategic Planning Committee Chairperson, reported that the Committee has been focused on finding digital solutions for upgrading MVOA units. They hope to update items and create efficiency gains as well. He stated that smart plugs are being installed in units and digital keyless entry locks will be installed to give guests the ability to digitally check-in and check-out. He also stated that smart thermostats are being researched now and will be installed soon. These thermostats can reduce energy costs as they can adjust and reduce the heat and /or A/C when a unit is not occupied. He stated that the Committee plans to continue finding ways to update MVOA units and will gather ideas from any owner, guest, employee, etc. in order to do so.

Membership Committee:

Mary Stracener, Membership Committee Chairperson, reported that RCI scores have stayed at silver crown or higher.

Nominating Committee:

Wayne Ford, Nominating Committee Chairperson, reported that the Committee has made several changes to improve owner engagement and interest in serving on the Board of Directors and/or committees. Board and Committee applications are now accepted year-round and "Meet the Candidates" introduction videos can now be viewed on the MVOA website.

Technology Report:

John Farruggio, Communications and Planning Committee Chairperson, reported that the Committee has had four projects this year which were: helping the MVOA Welcome Center with a phone system, continued installation of USB outlets in every unit, the infrastructure project of fiber optic installation which is now underway, and researching smart thermostats to find the best option for MVOA units.

MPOA:

Landon Allen, representing MPOA, reported that there will be upcoming contract negotiations with MPOA.

Great Eastern:

Jeff Reid, representing Great Eastern, reported that the resort is growing rapidly. The ski area expansion is ongoing. A new high speed quad lift has been added plus new terrain will be open this coming ski season. Future developments includes a 10 to 15 year build-out of a 55+ community which will break ground in 2024.

Closing Remarks:

Thomas Little opened the floor for questions. Several questions were asked. Through these questions it was determined that the mountain coaster will be open year round, and that MVOA is looking into all options for upgrading and sustainability such as solar options and charging stations for vehicles.

Election Results:

Beverly Stern 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

Matthew Allen	737
John Farruggio	624
Hammad Mehmood	655

Thomas Little announced 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. Thomas Little declared the 2023 Annual Membership Meeting adjourned at 12:05 PM. He stated that the board would now have a short organizational meeting.

The 2024 Board Officers decided by acclamation: Thomas Little, President; Wayne Ford, Vice President; Landon Allen, Secretary, and Matt Allen, Treasurer.

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:

Barbara Spivey and Dewayne, Mary & Zachary Kerns

Both have won a free week at Mountainside Villas!

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

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 current year reservation with another owner's reservation. The staff will inquire with owners on your behalf for the week you have requested to see if anyone is interested in an exchange. If another owner is interested in swapping reservations, 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.

To Submit a TPP/TPX request, visit www.mountainside-villas.com, click on "Owners" tab, and scroll down to "Time Period Exchange (TPX)" and/or "Time Period Pickup (TPP)".

TPP SUBJECT TO \$150 CANCELLATION FEE.

TPP & TPX RESERVATIONS ARE NOT ELIGIBLE FOR BANKING OR RENTING.

2024 TPP WEEKS			
Week #	Check in/Check out dates		
Week 4	January 27 - February 3, 2024	Week 20	May 18 - May 25, 2024
Week 5	February 3 - February 10, 2024	Week 25	June 22 - June 29, 2024
Week 8	February 24 - March 2, 2024	Week 36	September 7 - September 14, 2024
Week 9	March 2 - March 9, 2024	Week 37	September 14 - September 21, 2024
Week 15	April 14 - April 21, 2024	Week 38	September 22 - September 29, 2024
Week 17	April 27 - May 4, 2024	Week 45	November 9 - November 16, 2024
Week 17	April 28 - May 5, 2024	Week 45	November 10 - November 17, 2024
Week 18	May 4 - May 11, 2024	Week 48	November 30 - December 7, 2024
Week 18	May 5 - May 12, 2024	Week 49	December 7 - December 14, 2024
Week 19	May 10 - May 17, 2024	Week 49	December 8 - December 15, 2024
Week 19	May 11 - May 18, 2024	Week 51	December 20 - December 27, 2024
		Week 52	December 28, 2024 - January 4, 2025

SERIOUS INQUIRIES ONLY:

Please only submit a TPX request if you are committed to completing the exchange once a match is found.

FUTURE BOARD MEETING DATES

Board Meetings:

Saturday March 23, 2024 10:00 a.m.

Saturday June 1, 2024 10:00 a.m.

Saturday September 14, 2024 10:00 a.m.

Friday November 8, 2024 5:00 p.m.

Annual Meetings:

Saturday November 9, 2024 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!

2024 Capital Budget

APPROVED BUDGET FOR 2024

	Per Interval	2024
Income	Week	Budget
Interest Income	6.16	55,020
Other Income	34.88	311,312
Owner CEC Fees	640.00	5,712,000
Association Owned CEC Fees(10.68)		-95,337
Rental Revenue		300,000
Bad Debt	(34.88)	-425,000
Total INCOME		5,971,731

Expenses

Payroll & Benefits	203.47	1,815,961
Admin/Owner Services	105.90	945,178
Management Fee	16.13	144,000
Real Estate Taxes	29.58	264,000
Property Insurances	17.10	152,626
Dues (MPOA)	18.53	165,375
Housekeeping	23.81	212,479
Repair & Maintenance	28.57	254,944
Water & Sanitation	24.97	222,820
Waste Removal	4.08	36,438
Electricity & Gas	40.16	358,444
Cable Television	5.81	51,828
Telephone/Internet	13.00	116,023
Refurbish Reserve	138.00	1,231,615
Total EXPENSES		5,971,731
Cash Flow Surplus		0

2024 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	01/05/24	01/12/24	01/06/24	01/13/24	01/07/24	01/14/24
2	01/12/24	01/19/24	01/13/24	01/20/24	01/14/24	01/21/24
3	01/19/24	01/26/24	01/20/24	01/27/24	01/21/24	01/28/24
4	01/26/24	02/02/24	01/27/24	02/03/24	01/28/24	02/04/24
5	02/02/24	02/09/24	02/03/24	02/10/24	02/04/24	02/11/24
6	02/09/24	02/16/24	02/10/24	02/17/24	02/11/24	02/18/24
7	02/16/24	02/23/24	02/17/24	02/24/24	02/18/24	02/25/24
8	02/23/24	03/01/24	02/24/24	03/02/24	02/25/24	03/03/24
9	03/01/24	03/08/24	03/02/24	03/09/24	03/03/24	03/10/24
10	03/08/24	03/15/24	03/09/24	03/16/24	03/10/24	03/17/24
11	03/15/24	03/22/24	03/16/24	03/23/24	03/17/24	03/24/24
12	03/22/24	03/29/24	03/23/24	03/30/24	03/24/24	03/31/24
13	03/29/24	04/05/24	03/30/24	04/06/24	03/31/24	04/07/24
14	04/05/24	04/12/24	04/06/24	04/13/24	04/07/24	04/14/24
15	04/12/24	04/19/24	04/13/24	04/20/24	04/14/24	04/21/24
16	04/19/24	04/26/24	04/20/24	04/27/24	04/21/24	04/28/24
17	04/26/24	05/03/24	04/27/24	05/04/24	04/28/24	05/05/24
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22	05/31/24	06/07/24	06/01/24	06/08/24	06/02/24	06/09/24
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44	11/01/24	11/08/24	11/02/24	11/09/24	11/03/24	11/10/24
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46	11/15/24	11/22/24	11/16/24	11/23/24	11/17/24	11/24/24
47	11/22/24	11/29/24	11/23/24	11/30/24	11/24/24	12/01/24
48	11/29/24	12/06/24	11/30/24	12/07/24	12/01/24	12/08/24
49	12/06/24	12/13/24	12/07/24	12/14/24	12/08/24	12/15/24
50	12/13/24	12/20/24	12/14/24	12/21/24	12/15/24	12/22/24
51	12/20/24	12/27/24	12/21/24	12/28/24	12/22/24	12/29/24
52	12/27/24	01/03/25	12/28/24	01/04/25	12/29/24	01/05/25

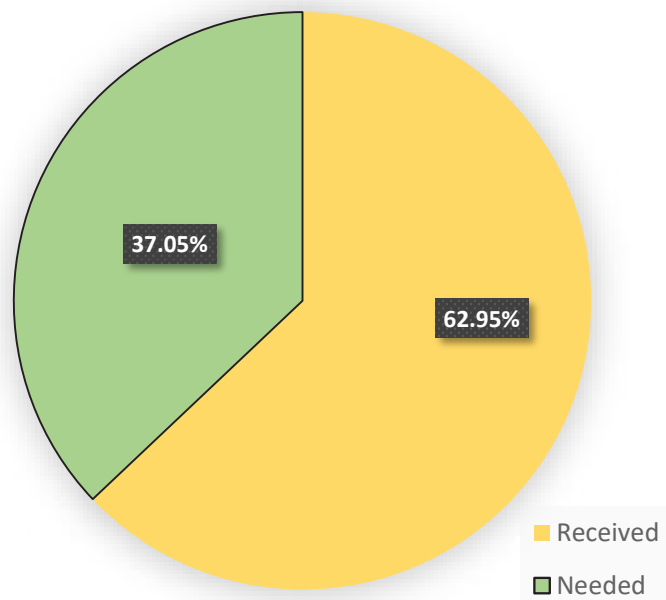
MVOA STILL NEEDS 2,530 SIGNATURES TO AMEND GOVERNING DOCUMENTS

The Governing Documents have not been updated since their creation in the 1970's. MVOA needs your signature in order to update these documents so that they align with current Virginia timeshare laws and current operations of the association.

Changes to the documents will not affect your ownership or usage! Examples of changes and the full amended document can be viewed online at www.mountainside-villas.com (Click on "Learn More" at the top of the home page.)

All owners are eligible to sign even if there is an account balance or if you utilize the unit for banking or renting purposes only. Everyone named on the deed, we need your signature!

SIGNATURE REQUIRED TO AMEND MVOA
GOVERNING DOCUMENTS



Capital Completions for 2023 & Goals for 2024

The following will give you a synopsis of capital improvements at Mountainside Villas for the year.

CAPITAL COMPLETION FOR 2022

Project	Goal	Completed
Upstairs Bathrooms	13 units	13 units
Cabinet/Wood Poly	10 units	10 units
Sauna Floor Replacement	25 units	25 units
Heat Pumps	8 units	5 units
Roof Replacement	3 buildings	3 buildings
First Floor Vinyl Flooring	10 units	10 unit
Dishwasher's	10 unit's	16 units
Microwaves	8 units	11 units
Refrigerators	10 units	10 units
Atrium Doors	20 units	20 units
King Mattress Sets	19 units	19 units
Concrete Dumpster Pads	3 building	3 buildings
Picture Windows	5 units	5 units
Kitchen/Downstairs Shower Update	33 unit's	33 units
Living Room Blinds	30 units	30 units
Living Room 55" TV's	16 units	16 units
Master Room 43" TV's	21 units	21 units
Maintenance Garage Addition	1 addition	1 addition
Upstairs Carpet	2 units	2 units

CAPITAL GOALS FOR 2023

Project	Goal
Cabinets updated poly	10 units
Carpet full unit	5 units
Dining Room area rug	10 units
Exterior Dumpster Pads	5 buildings
Heat Pumps	6 units
Roof Replacement	3 buildings
First Floor Vinyl Plank Flooring	13 units
Dishwasher's	12 units
Electric Ranges	5 units
Microwaves	12 units
Refrigerator's	10 units
Kitchen/Downstairs Shower Update	35 units
Living Room Blinds	33 units
King Mattress Sets	28 units
Queen Mattress Sets	6 units
Picture Windows	3 units
Sauna Floor Replacement	21 units
Atrium Doors	25 units
Living Room Furniture	44 units

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 2024 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".

ANNUAL BILLINGS

The annual courtesy CEC statements are mailed in November. If you have not received your 2024 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, 2024. Notice of address change is the responsibility of the owner. Below is the billing schedule for 2024 CECs:

January 1, 2024 — CEC due January 1, 2024 (can be paid until January 31 without penalty)

February 1, 2024 — \$25 Late fee assessed on unpaid accounts

March 1, 2024 — Statements mailed on unpaid accounts

March 31, 2024 — Unpaid accounts are sent to third party collection agent. You will need to contact the Collection Agency directly concerning your account. (33% administrative fee + interest is added by collection agency)

2023 REAL ESTATE TAX AND PERSONAL PROPERTY TAX

PER UNIT/WEEK OWNED \$26.42



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

888-811-7850
TripForth.com

LARGE BILLS CAN BE STRESSFUL!

Start paying toward your 2025 CECs now to reduce the stress of paying an annual CEC bill in full each January.

MAKE PRE-PAYMENTS TO AVOID A LARGE ANNUAL BILL.

- ✦ Send a pre-payment anytime via check or bill pay.
- ✦ Set up reoccurring pre-payments on Zego.

Call Owner Services at (540) 236-3595 for assistance or more information.

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.

Many owners have already utilized Zego in previous billing periods with great success. If you have not yet set up an account with Zego we encourage you to do so. 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.

WHAT IS PROVIDED THROUGH ZEGO?

- ✦ One time OR 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

NEW OPTION FOR OWNERS

SEARCHING FOR A SPECIFIC MVOA UNIT TO PURCHASE?

You can now place an ad in the MVOA newsletter to **SEARCH** for a specific unit or time period. Many owners looking to sell have advertised in the classified ads. However, if you do not see what you are looking for in the classifieds section, you can place an ad in the **NEW "Looking to Purchase" section**.

We have added this option to try and further connect owners with the properties they are looking for. If you would like to place a "Looking to Purchase" ad for \$45, please contact Deena Vest with Owner Services at drion@mountainside-villas.com.

LOOKING TO PURCHASE:

**Week Desired: Week 28
and Week 30 Check-in day:
FRIDAY (units 1-38)**

Evynn & Andy Blaher
Day & Evening (941) 249-3158
TheBlahers@comcast.net
Willing to pay: Negotiable

Classified Ads

WINTER 2023

Unit 163 Week 47

Judith Eckenrode
Day & Evening: (443) 340-3827
Jeck48@verizon.net
Asking Price: Attorney fees only

Unit 8 Week 42

Daidra Davison
Day & Evening: (276) 730-4156
dd24325@yahoo.com
Asking Price: Attorney fees only

Unit 168 Week 35

Iris Sharpe
Day: (540) 586-0271
Evening: (540) 566-9214
Jazzyred1104@gmail.com
Asking Price: Free--Owner will pay closing cost

Unit 144 Week 40

Malcolm Burns
Day & Evening (703) 368-1473
omnirepair@juno.com
Asking Price: Owner will split attorney fees

Unit 54 Week 49

Leanne Loving
Day & Evening: (570) 582-5685
LML315@hotmail.com
Asking Price: Legal fees only

Unit 148 Week 21

Joseph McInnis
Day & Evening: (215) 378-8166
Cmcinnis20@gmail.com
Asking Price: Attorney Fees only

Unit 12 Week 45

Ann Baldwin
Day & Evening: (757) 639-1415
AbeAnn1970@yahoo.com
Asking Price: SELLER pays atty. fees + 2024 CEC

Unit 95 Week 16

Susan Fabian
Day & Evening: 352-475-1318 (home) OR
Cell 352-212-3636 (call or text)
Asking Price: \$700+transfer fees

Unit 112 Week 52

Randee Wilding
Evening: (301) 537-10254
rwilding@hotmail.com
Asking Price: Attorney fees only

Unit 84 Week 28

Lois Stumpf
Day: (504) 473-4889
Asking Price: Buyer pays attorney/closing fees

Unit 13 Week 2

Edward Mossbrook
Day & Evening: (609) 602-0788
capted364@verizon.net
Asking Price: Free --buyer pays deed fees

Unit 108 Week 35

Gloria Magid
Day & Evening: (858) 354-3762
Glomagic@yahoo.com
Asking Price: Attorney fees only

Unit 79 Week 35

Rebecca Shomo
Day: (540) 383-7330 text only
Evening: (540) 383-7330 (call after 6pm)
Jomax1962@gmail.com
Asking Price: \$1,000 + transfer/attorney fees

Unit 168 Week 47 (Thanksgiving week)

Richard & Paula Miller
Day & Evening: (717) 645-8151
Richardmmiller@verizon.net
Asking Price: Negotiable

Unit 20 Week 38

Gerald Krueger
Day & Evening: (920) 527-0864
gwkrueger@new.rr.com
Asking Price: Attorney/transfer fees only

Unit 162 Week 46

Kristen Bacon
Day & Evening: (410) 299-2301
kristenLbacon@gmail.com
Asking Price: \$1,000 OBO (negotiable)

Unit 12 Week 6

Ann Baldwin
Day & Evening: (757) 639-1415
AbeAnn1970@yahoo.com
Asking Price: SELLER pays atty. Fees + 2024 CEC is paid

Unit 68 Week 27

Jason Powell
Day & Evening: (270) 887 5850
Jason.b.powell29@gmail.com
Asking Price: \$1,500 (negotiable)

Unit 68 Week 5

Martha Christopher
Day & Evening: (301) 631-9229
Christophertimothy83@gmail.com
Asking Price: \$2,000 (negotiable)

Unit 104 Week 24

Lawrence Mason
Day & Evening: (480) 221-0277
LMASON3@cox.net
Asking Price: Attorney fees only