

MOUNTAINSIDE AT ASSANUTTEN

Winter 2017 Volume 38 Number 1

Present at the Commencement of the Meeting: Ken Irish, Andy Blaher, Frank Spielman, Mary Stracener, Kenneth Roko, Mike Kuzma, Beth Tate, Jeff Reid and Wayne Ford.

Committee Members: Thomas Little and Evynn Blaher.

Representing Management: Jocelyn Carl and Jeremy Grogg.

Visitors: Norm Campbell, Rick Sourbeer, Herbert Wolfe, Melody Campbell and Vicki Skees.

The meeting was called to order by the Board President, Ken Irish. The meeting opened with a motion to waive the reading and approve the minutes from the September 10, 2016 Board meeting. The motion was seconded and approved.

Mr. Irish excused all meeting attendees who were not board members or Jeremy Grogg from the room and the board moved into executive session.

Executive Committee
No report.

BOARD MINUTES

November 11, 2016

Treasurer's Report

Frank Spielman, Budget Committee Chairperson, reported that the reserve fund is in process of being replenished back to the full ten year mark. MVOA is scheduled to reinvest \$30,000 back into the fund.

The CEC collections report for the month of October are at 89.2% which is 0.9% below last year. The special assessment collection is at 92.07%. Mr. Spielman stated that the special assessment collection is 2.27% above last year. The operating expenses and refurbishment budgets

are within the planned budget. Mr. Spielman reported that there are 85 unit weeks that are in foreclosure currently, 15 were either paid in full or in the deed-back process. The statement of operations indicates that MVOA is operating well within the budget. He will report the 2016 budget to the Membership Committee on November 12, 2016. The 2016 budget includes a final CEC of \$495, an increase of \$20 per week which will be presented for approval to the membership at the annual meeting.

Membership Committee

Mary Stracener, Membership Committee Chairperson, reported that scores on guest comment cards have remained steady this year with Housekeeping 4.4, Maintenance 4.3 and the Front Desk at 4.6 with staffing shortages at different times in each department. The committee has chosen a non-swivel stool similar to what is currently in use with replacement of the first 45 being done in those units that are needed most.

IN THIS ISSUE

On-Site RCI Representative	2
Minutes of the Annual MVOA Meeting . . .	3
Summary of Board's Organizational Meeting .	5
President's Corner	5
Automatic Pre-payment Plan	5
Annual Billings	6
Check-in Dates	6
Proxy Winners	6
Capital Goals and Completions	7
MVOA Board Members 2017	7
Suggestions Please!	7
Classified Ads	back page

Continued on next page

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



O & M Committee

Andy Blaher, O & M Chairperson, reported that maintenance department is staffed and in need of a painter and groundsperson. In housekeeping we have four full-time housekeeping positions, two part-time inspecting positions, a carpet cleaner and a full-time laundry position we continue to recruit for. The retaining wall replacement at units 141-145 in process with the engineer drawings and permits currently being worked on.

Policy Committee

Beth Tate, Policy Committee Chairperson, reported on the newly drafted Drone Policy for MVOA which was voted upon and approved by the Board of Directors, as amended.

Great Eastern

Jeff Reid, reporting for Great Eastern, stated that Great Eastern is preparing for the 45th skiing season. A 'loop lot' is being constructed to provide an easier process creating a special drop off area for skiers. Safety continues to be a priority item they have partnered with business partners to offer employee training and will include MVOA employees in the future. They successfully held two resort clean-up days with another planned in the spring of 2017.

Nominating Committee

Ken Roko, Nominating Chairperson, reported that the three board positions currently held by Andy Blaher, Wayne Ford and Michael Kuzma were up for election in addition to the vacated position with a two-year remaining term. The candidates in addition to the incumbents are Thomas Little, Joanne Springer, Norm Campbell, Rick Sourbeer and Herbert Wolfe. The announcement of the election winners would be made at the annual meeting of November 12, 2016.

MPOA Representative

Wayne Ford, MPOA representative, reported that MPOA also discussed a drone policy and have prohibited them on MPOA property. MPOA has proposed an increase of \$10.00 per unit for annual assessment. Amenities which was voted upon and approved upon by the Board of Directors.

Unit Disposition

Ken Roko, Unit Disposition Chairperson, reported that MVOA representatives have met twice with Great

Eastern Resort Corporation to draft a streamlined and cost effective process for units that have been placed into either foreclosure or a deed back process. Mr. Roko stated that of the seventy-two (72) unit/weeks owned by MVOA offered for sale in the latest newsletter: Four (4) units received individual bids (unit 111/week 07, unit 155/week 19, unit 033/21 and unit 093/week 23) and Great Eastern offered to purchase the remaining units. The bids were reviewed with the board. Motions were made to accept the four individual bids, and the offer from Great Eastern of the remaining units and accept the proposed agreement between MVOA and GERC regarding the disposition of units in the new streamlined process. The motions were seconded and approved.

Old Business

No report.

New Business

No additional business was brought before the Board. The Mountainside Villas Owners Association Board of Directors meeting adjourned at 6:32 p.m.

ON-SITE RCI REPRESENTATIVE

Great Eastern now has an on-site RCI representative, Molly Walkup, who is available to all owners and guests at the resort. Be sure to stop by the Woodstone Meadows facility to have all of your RCI questions answered!



**Unable to use your week?
RENT it out with KEES!**

**VISIT KEESMASSANUTTEN.COM
OR CALL 866.316.1843.**



**MINUTES OF THE
ANNUAL MEETING
OF MEMBERSHIP
OF MOUNTAINSIDE VILLAS
OWNERS ASSOCIATION
NOVEMBER 12, 2016**

The Annual Meeting of Membership of the Mountainside Villas Owners Association, Inc. was called to order by MVOA President Ken Irish at 11:00 a.m. on November 12, 2016 in the lower level of the MPOA offices. Mr. Irish welcomed everyone to the meeting and asked the board members to introduce themselves to the membership. Present at the meeting were Ken Irish, Ken Roko, Andy Blaher, Frank Spielman, Mary Stracener, Mike Kuzma, Beth Tate, Wayne Ford and Jeff Reid.

Mr. Irish called for proof of notice of the meeting. Jocelyn Carl, General Manager, certified that formal notice of the meeting had been sent to all owners of record by first class mail on October 8, 2016. Member Dorothy Young and James Epps verified that they received the notice. The letter was accepted and recorded by the secretary as proof of the notice, a copy of which is attached to and made part of these minutes

Mr. Irish certified that the meeting was called to order with 10.92% 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.

Mr. Irish motioned to waive the reading of the minutes from the November 14, 2015 Annual Membership Meeting and approve them as written. The motion was seconded and approved.

The Chairman presented the eight candidates for the four seats available on the Board of Directors. Three candidates were current board members running for re-election. Mr. Irish reviewed the candidate selection processes. In accordance with MVOA by-laws, only two candidates may be nominated per open board position. The Nominating Committee's recommended eight candidates were approved by the board in the September BoD meeting. The eight candidates were

placed on the Ballot that was mailed to each owner. Consequently, no nominations were accepted from the floor. Nominations were declared closed. A motion was made to declare the nominations closed. James Dunbar and Jim Farrell, MVOA owners, volunteered to be inspectors of the election. A motion was made to accept the inspectors by acclamation. The motion was seconded and passed.

The chairman 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 holder are allowed to vote and participate in any discussion. Anyone appearing on the ballot can withdraw his/her nomination.

The inspectors, assisted by Mary Stracener, counted the ballots. While the ballots were being tabulated, Mr. Irish asked the committee chairpersons to present reports to the membership.

Treasurer's Report

Frank Spielman, Budget Committee Chairperson, thanked Jocelyn Carl and the Management staff and Jeremy Grogg and the Goodmanagement team for their dedicated support throughout the year. MVOA is a 4.4 million dollar operation and currently in a sound financial position. CEC Collections to date are over 89.23%, about 0.93% below last year. MVOA continues to aggressively foreclose on delinquent accounts. Year-to-date operating expenses are within budget. Capital expenditures are currently under budget, but these funds will be used by the end of the year for planned capital improvements. The emergency reserve fund is approximately 1.35 million dollars, invested in U.S.-backed securities normally laddered in a ten year program, and primarily reserved for capital emergencies. As reported over the last three years, however, the board approved borrowing from the fund to pay for deck improvements. Consequently, the emergency reserve fund has been reduced to an eight year program with a mature value of over 1 million dollars. The 2017 budget allows for the replenishment of these funds.

Mr. Spielman presented the 2017 budget to the membership. The total budget is approximately 4.4



million dollars and includes an annual maintenance fee increase of \$20 to \$495 per week.

The board believes the proposed budget is an executable budget and presents it to the membership for approval. Mr. Spielman motioned to approve the 2017 proposed budget as submitted to the board and presented to the membership in the fall newsletter. After discussion, the motion was seconded and approved.

O & M Committee

Andy Blaher, O & M Chairperson, thanked the other O & M committee members and the Membership committee for their participation throughout the year. The chairman reported that maintenance is staffed and a painter and groundsperson are needed. We have four full-time housekeeping positions, two part-time inspecting positions, a carpet cleaner and a full-time laundry position we continue to recruit for. The chairman reported, the retaining wall replacement at units 141-145 in process with the engineer drawings and permits currently being worked on.

Membership Committee

Mary Stracener, Membership Chairperson, reported that RCI scores have remained good this year. Ms. Stracener stated that she and the staff regularly review scores for each unit to ensure high scores are retained. She commended the staff for their commitment to inspecting the condition of the units and reminded the owners to fill out comment cards after their stay so the staff can address issues as they arise.

Great Eastern

Jeff Reid reported for Great Eastern, stated that Great Eastern is preparing for the 45th skiing season. The ‘loop lot’ is under construction to provide an easier process creating a special drop off area for skiers. Safety continues to be a priority item they have partnered with business partners to offer employee training and will include MVOA employees in the future. They successfully held two resort clean-up days with another planned in the spring of 2017.

Election Results

Mary Stracener received the vote counts and announced the results of the election. The certification of election,

signed by each inspector, is attached to the original minutes and made part hereof. The following results were announced:

CANDIDATE	VOTES
Andy Blaher	798
Wayne Ford	732
Mike Kuzma	584
Joanne Springer	509
Norm Campbell	247
Thomas Little	347
Rick Sourbeer	246
Herbert Wolfe	166

Based upon the vote certified by the election inspectors Andy Blaher, Wayne Ford and Michael Kuzma were re-elected. Joanne Springer was elected to fill the open term with two years remaining.

No additional business was brought before the Board. The Chairman declared the 2016 Annual Membership Meeting adjourned at 11:57 a.m. Mr. Irish stated the board members would return to announce the 2017 Board Officers following a short organizational meeting and door prize distribution.

The Annual Meeting was called back into session after the organizational meeting. In the organizational meeting it was decided by acclamation the 2017 Board Officers will be Ken Roko, President; Andy Blaher, Vice President; Frank Spielman, Treasurer; and Mary Stracener, Secretary. The Board Meeting dates for 2017 were announced. The 2017 BoD meeting dates are attached.

The Annual Meeting was then opened for comments and questions from the floor. Comments and questions were addressed and no follow up actions are required by the MVOA board or management.

The Annual Meeting of the MVOA was formally adjourned at 12:28 pm by a motion made and approved.





SUMMARY OF BOARD'S ORGANIZATIONAL MEETING

The following were elected to serve for 2017:

- Kenneth Roko – President
- Andy Blaher – Vice President
- Frank Spielman – Treasurer
- Mary Stracener – Secretary

A schedule for the 2017 Board of Director meetings and Annual Meeting was approved.

- Saturday March 11, 2017 – 10:00 a.m.
- Saturday June 03, 2017 – 10:00 a.m.
- Saturday September 09, 2017 – 10:00 a.m.
- Friday November 10, 2017 – 5:00 p.m.

ANNUAL MEETING

Saturday November 11, 2017

PRESIDENT'S CORNER

By Ken Roko

January 1 always brings the promise of something new.

Certainly our country's leadership has changed with the New Year as a result of the election. The one thing that we can count on is that some things will be "new". Time will only tell what that really means. We do need to rally behind the process that makes our country great and support our elected leaders whenever we can. We also need to not shy away from constructive disagreements and participate in the process.

At the same time in this New Year, your MVOA board membership has changed with the addition of a very familiar face in Joann Springer but the remaining board members are not new. I applaud those who continue to choose to serve you on the Board again. We have learned to act as a team. We use our professional skills and common sense to continue to improve your MVOA property and the experience when you, your guests and visitors visit our beautiful surroundings.

I do want to mention that we have valued committee members who contribute their talent, time and

perspective to help us look at simple to complex issues. The mix of backgrounds and experience is what makes our own process work and provides a 360° view of challenges that we face. I encourage your participation in these committees. Even if you are not able to attend, your input and suggestions are helpful and welcomed. Communication is important. We are literally only an email away at suggestions@mountainside-villas.com.

Speaking of work, I applaud our staff at MVOA who tirelessly dot the i's and cross the t's to make this all work. Their dedication to excellence and their input to various ideas and programs are reflected in the positive reactions of those who come to stay at MVOA.

MVOA is "all of us" – not one individual but a community unto ourselves with the good fortune of having a valuable partner on the "mountain" in the form of Great Eastern Resort.

We really do not know what the next four years may bring from Washington. But you can be sure that for the foreseeable future, your Board, Committees and staff at MVOA are hard at work and focused to continue to bring smiles to all who own and all who come to stay and enjoy. At least you can count that at MVOA, there is some certainty in the air for the New Year.

I thank the Board members for their confidence in me.

I have a company whose Mission statement includes the following words: Innovation, Ingenuity and Integrity. Certainly high standards and ones that I believe represent all of those with whom I have met and work with at MVOA.

Best regards for a Happy New Year.
Ken

AUTOMATIC PRE-PAYMENT MAINTENANCE FEE PLAN

Please visit our website at www.mountainside-villas.com to find detailed information about our pre-payment plan for 2018. The plan allows you to pre-pay your maintenance fee in monthly installments. To enroll, complete the required authorization agreement form found on our website.



**2016 REAL ESTATE TAX AND
PERSONAL PROPERTY TAX
PER UNIT/WEEK OWNED \$22.51**

ANNUAL BILLINGS

The annual courtesy CEC statements were mailed in November. If you have not received your 2016 statement, please call (866) 875-1383 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 January 31, 2017. Notice of address change is the responsibility of the owner. Below is the billing schedule for 2017 CEC's:

- January 1, 2017** CEC due
- January 31, 2017** Late fee assessed on unpaid accounts (Statements will be mailed)
- March 1, 2017** Statements mailed on unpaid accounts
- March 31, 2017** Unpaid accounts sent to third party collection agent. Interest at 1% per month on the unpaid balance will be assessed.
- September 1, 2017** Certified letter mailed giving notice of 'intent to lien'. To avoid foreclosure, the Owner can elect to either pay the amount due or sign the deed of ownership over to Mountainside Villas Owners Association.
- October 1, 2017** Unpaid accounts turned over to the Association's attorney to begin foreclosure process.

Payments may be sent to:
MVOA
PO Box 12967
Newport News, VA 23612

To avoid having unpaid account balances sent to collections, contact the office at (866) 875-1383 for further assistance. Please be advised that delinquent accounts incur a \$25 late fee and a 33% administrative fee.

**CHECK-IN DATES AT
MOUNTAINSIDE VILLAS**

The 2017 calendar starts on Friday January 6, Saturday January 7 and Sunday January 8, 2017. A NEW CALENDAR YEAR at MVOA will always begin on the first Friday of the year.

BEFORE MAKING YOUR VACATION PLANS, PLEASE BE SURE TO CONFIRM YOUR CHECKI-IN/CHECK-OUT DATES by calling our front desk office at (540) 289-6003 or referring to your Mountainside Villas Owners Association Annual Occupancy Calendar for the scheduled dates. The calendar is also available on our website mountainside-villas.com.

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

**PROXY WINNERS
*Congratulations!***

Thank you to all owners who participated in the recent Board member election! We would like to congratulate the two (2) winners in our random proxy drawing. The winners are William Adams, Jr. & Janet James-Scalco of Chesapeake, Va and Merlinda & Alegrano Ramos, Jr. of Chester, Va. Both have won a free week at Mountainside Villas.

dae **EXCHANGE MADE EASY!**

Join DAE for FREE by May 31, 2017 and get a \$50 credit on your account.

Credit can be used toward exchange fee, Bonus Week, Gold Advantage benefits or CPO (cancellation protection option).
Must use credit within 1 year of join date.

www.daelive.com Must Call 800.468.1799
Ask for promo: Credit50



CAPITAL GOALS FOR 2017 & COMPLETIONS FOR 2016

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

Capital Completion for 2016

Project	Goal	Completed
Upstairs Bathrooms	15 units	15 units
Picture Windows	10 units	10 units
Deck Furniture	87 units	87 units
Master & Queen Bedroom Fans	46 units	57 units
Living Room Fans	15 units	16 units
Living Room Area Rugs	45 units	45 units
Dining Room, Kitchen & Foyer Flooring	5 units	5 units
Refrigerators	40 units	40 units
Microwaves	50 units	50 units
Dishwashers	24 units	24 units
Electric Ranges	24 units	24 units
Jenn Air Grills	20 units	20 units
Living Room Fireplaces	10 units	11 units
Heat Pumps	15 units	12 units
Roofing	2 buildings	1 building
Sliding Glass Doors	5 units	5 units
Entry Steps	44 units	44 units
Upper & Lower Deck	1 unit	1 unit
Parking Area to Unit Steps	1	1
Washer & Dryer Installation	59 units	60 units
Welcome Center Flooring		Completed
Golf Cart	1	1

Capital Goals for 2017

Project	Goal
Exterior Entry Steps	45 units
Exterior Steps from Parking Lot	1 set
Handrails for Concrete Steps	14 sets
Exterior Lighting for Concrete Steps	14 sets
Heat Pumps	15 units
Roof Replacement	3 buildings
First Floor Vinyl Flooring	10 units
Dishwashers	35 units
Electric Ranges	73 units
Jenn Air Grills	20 units
Microwaves	50 units
Refrigerators	10 units
Living Room Fireplaces	10 units

Master & Queen Bedroom Fans	54 units
Living Room Fans	15 units
Sliding Glass Doors	18 units
Upstairs Bathrooms	20 units
Sauna Floor Replacement	25 units
Picture Windows	10 units
Golf Cart	1
Wall Replacement	1

MVOA BOARD MEMBERS – 2017

Kenneth Roko – President, Andy Blaher – Vice-president, Frank Spielman – Treasurer, Mary Stracener – Secretary, Kenneth Irish - Board Member, Wayne Ford – Board Member, Beth Tate – Board Member, Michael Kuzma – Board Member, Joanne Springer – Board Member and Developer Representative, Jeff Reid

If you would like to contact a board member, please forward correspondence to:

MVOA

Attn: (Board Member’s Name)
PO Box 1351
Harrisonburg, VA 22803

Your correspondence will then be forwarded to the appropriate board member.

SUGGESTIONS PLEASE!

At the end of 2017 the installation of the washers and dryers will be complete, therefore the guest laundry will no longer be needed.

How would you like to see this space utilized?

Please let us know your suggestions. Send an e-mail to suggestions@mountainside-villas.com.

Or mail a letter to
MVOA
P.O. Box 1351
Harrisonburg, VA 22803



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

PRESORT
FIRST CLASS
US POSTAGE PAID
HARRISONBURG VA
PERMIT 75

CLASSIFIED ADS › WINTER 2017

Unit 101 Week 41

Dewey & Alice Boseman
Day & Evening (252) 964-6160
Closing costs only!

Unit 77 Week 35

Laverle Holtz
Day & Evening (804) 520-6435
ladymilch0729@comcast.net
\$2,500

Unit 108 Week 06

Terry Shelton
Day & Evening (301) 325-1769
LLFTTS@aol.com
\$1,500 (easy access to unit)

Unit 87 Week 38

Damian Maxwell
Day & Evening (304) 552-4778
docja213@hotmail.com
\$3,000

Unit 34 Week 04

Bob Fulton
Day & Evening (719) 371-3533
mtnguy23@gmail.com
\$2,500 negotiable

Unit 17 Week 36

Thomas & Ellen Guess
Day (804) 921-9147 Evening (804) 733-0454
guessfam@yahoo.com
FREE (buyer pays attorney fees & closing costs)

Unit 163 Week 04

Ronda Williams
(757) 478-2917 or (757) 745-7588
onlaketime@charter.net
\$2,500 or best offer (seller is licensed real estate agent)

Unit 157 Week 38

Ronald & Charlotte Weber
Day & Evening (757) 851-2946
\$1,000 negotiable

Unit 119 Week 30

William & Lena Greggs
(804) 843-3041 or (804) 397-9749
\$2,500 or best offer for July week!

Unit 175 Week 15

Philip Rathman
Day & Evening (610) 763-7679
philrath63@gmail.com
\$4,000 negotiable

Unit 16 Week 31

George & Diana Humfeld
Day (970) 263-8989 Evening (703) 860-0390
humfeldad@juno.com
\$2,995 negotiable

Unit 23 Week 43

Barbara Brummel
Day & Evening (616) 842-3566
\$2,000 negotiable

Unit 132 Week 04

Donald Abbott
Day & Evening (410) 465-8267
abbantonel@verizon.net
\$1,200

Unit 23 Week 45

Kenneth & LaVerne Jones
Day & Evening (804) 739-2042
\$1,500 negotiable