

# Mountainside at ASSANUTTEN

Winter 2021 | Volume 43 | Number 1

## Board Briefs

NOVEMBER 13, 2020

The meeting of the Board of Directors for Mountainside Villas Owners Association, Inc. was called to order by its president, Ken Roko, at 5:00 p.m. on Friday, November 13, 2020 in the MVOA Conference Room. Board members present were Ken Roko, Mary Stracener, Wayne Ford, Thomas Little, Landon Allen, and John Farruggio, and Stacy Fulcher. Joanne Springer was absent. Present via Zoom were Beth Tate and Jeff Reid. Representing management were Jocelyn Carl, Cherril Dean, and Clinton Wells. Visitors present were Hammad Mehmood, Matt Allen, and Paul Greenbeck.

The meeting opened with a motion to waive the reading and approve the minutes from the September 12, 2020 and October 22, 2020 Board Meetings. The motion was seconded and approved.

Jocelyn Carl, MVOA General Manager, stated that Middlecoff Drive has been re-paved and repaired. The old laundry room is being prepared for the new commercial washer and dryer to be installed. Maintenance and Housekeeping goals are on schedule to meet or exceed yearly goals. All of the Capital projects yearly goals are completed or on schedule to be completed by year end.

Thomas Little, O&M Committee Chairperson, presented a staffing update to the Board. Thomas Little stated that part of the decking project and a few heat pump replacements have been deferred due to lack of material. The proposed Capital Budget plan for 2021 is \$875,438. Motion to approve 2021 Capital Budget plan was seconded and approved.

Mary Stracener, Co-Secretary, reported on RCI scores through

the end of October. Front Desk scored a 4.7, Maintenance a 4.3, and Housekeeping a 4.6.

Wayne Ford, MVOA Treasurer, reported that the financials are looking good and are on track for the budget to break even. Clinton Wells, Goodmanagement, agreed that MVOA should come in right around the budget and should not have to pay taxes this year. Wayne Ford also reported that collections are currently 5% behind previous years and are expected to finish approximately 5% behind at the end of year at 87%. The 2021 CEC will remain the same as it was in 2020 at \$560.00.

Wayne Ford, MPOA Representative, stated that there is Strategic Planning occurring between MPOA and Great Eastern. Offices are going to be moved into the building at the guard gate. The old offices will be turned into retail space and/or a café. The Massanutten Police force has now been disbanded. The Massanutten area is now under Rockingham County Sheriff's Office jurisdiction. There are four sheriff officers who are dedicated to the Massanutten area.

Jeff Reid, reporting for Great Eastern, stated that due to the shut down in the Spring and the ongoing pandemic Great Eastern directed more focus on golfing by extending the hours available to play and installing exterior lighting

to accommodate this. Food service was also re-invented to focus on take out and curbside pick-up. There is now an app for Massanutten Resort. Jeff Reid encouraged all owners to download the app as an easy way to access up to date information about activities, etc. Jeff Reid also reported that the expansion to the

### IN THIS ISSUE

Board Briefs . . . . .	Front Cover
Annual Meeting Minutes Recap . . . . .	3
Capital Goals 2020-2021 . . . . .	5
Week 53...2021 . . . . .	6
Covid-19 Closures . . . . .	6
Classified Ads . . . . .	back page

*Continued on next page*



*Board Briefs, continued from previous page*

outdoor area of the waterpark was completed on July 4th. The indoor stairs of the waterpark are also being replaced. Jeff stated that ski tickets will be sold through pre-sales this year. Owners and guests will need to purchase their tickets in advance if they would like to use the slopes during their visit.

Landon Allen, representing the Strategic Planning Committee, reported that the committee has had 5 monthly meetings and he plans to continue these meetings through the upcoming year. They have been working on the Statement of Work which details responsibilities between MVOA and our managing agent, Goodmanagement. The committee has also focused on remuneration possibilities for owners that were in good standing and were affected by out closure during weeks 13 through 20.

Landon Allen presented a revised mission statement to the board. After further discussion and revision, the mission statement was approved by the Board. MVOA's new mission statement is as follows. "Our mission is to provide superior guest experience with friendly efficient service while maximizing the financial potential and aesthetic appeal of our owner's property".

Discussion ensued regarding remuneration and Beth Tate, Policy Committee Representative, pointed out that the first step for any possible remuneration would require the current MVOA bylaws to be amended. The Board is consulting with legal counsel regarding this step. Step two would be to have an ownership vote via ballot to owners with the options to choose from.

Landon Allen gave a brief update on internet service upgrade possibilities that are being looked into. Maintenance scores continue to suffer due to poor internet.

Landon Allen made a motion for Beth Tate to join the Strategic Planning Committee immediately and to nominate Cherril Dean to join the committee in January when she takes the role of General Manager at MVOA. The motion was seconded and approved.

John Farruggio, representing the Strategic Planning Committee, stated that Zoom has been very successful during this time for meetings. They are still on a fact finding mission regarding a 5G network.

Beth Tate, Policy Committee, stated that the policy committee has not met over the last few months. Beth has been busy helping the Strategic Planning Committee members draft the Statement of Work.

Ken Roko stated that the 2019 audit has now been received. It was approved at last Board meeting.

Ken Roko stated that usually 1,200-1,500 owners usually participate in voting. That leaves a large group of owners that could possibly be encouraged to vote via email. E-voting was done this year as an experiment and will be continued in the years to come. Email addresses need to be continually updated by owners so that MVOA has good addresses to communicate.

Jocelyn Carl, MVOA General Manager, stated that MVOA has taken back many owner services functions previously handled by Goodmanagement to complete in-house over the past year. Annual billing was discussed.

Ken Roko, stated that accounting would be kept separate from this as the accounting would remain solely at Goodmanagement.

Ken Roko, Board President, stated the importance of having MOVA Owner Services be the face of the company by handling owner interaction. Ken Roko suggested that Goodmanagement continue to do the annual billing but have them add the MVOA phone number to the statement so that owners will call MVOA with questions and concerns. Ken Roko stated that Goodmanagement is responsible for MVOA's accounting and financials being reported correctly, so at this time he wanted to make minimal changes and have us all work together to iron out the details to ensure billing goes smoothly.

Discussion took place about specific lines that separate owner services and accounting.

Wayne Ford suggested that we join together and have Goodmanagement and MVOA Owner Services work together in the next several weeks to ensure the billing gets out efficiently. Jocelyn Carl agreed and suggested we have further discussion about these roles in the future.

Mary Stracener made a motion to have Goodmanagement complete the 2021 annual billing and MVOA Owner Services staff to handle the membership by adding MVOA's phone number to statement. MVOA Owner Services will assist Goodmanagement to help facilitate timely delivery of the billing statements. The motion was seconded and approved.

Ken Roko mentioned that MVOA would like to hire a reservationist to work specifically with rental reservations by the beginning of 2021.

Ken Roko brought up that the MVOA bylaws are outdated and need to be updated. He asked Beth Tate, Policy Committee, to look at what we need to do in order to update our declaration and bylaws at the beginning of 2021 and the set a goal for completion.



Ken Roko stated that this was his last board meeting since he is not running in the current election. He thanked everyone for their dedication.

With no further new business Ken Roko made a motion to adjourn. The motion was seconded and approved. The meeting ended for closed session at 7:55 p.m.

The Board Meeting was reconvened at 8:15 p.m. With no additional business being brought before the Board, a motion was made to adjourn the Mountainside Villas Owners Association Board of Directors meeting at 8:20 p.m.

## Annual Meeting Minutes Recap

The Annual Meeting of Membership of the Mountainside Villas Owners Association, Inc. was called to order by its president, Ken Roko, at 11:00 a.m. on Saturday, November 14, 2020 in the Mountain Cruisers Building. Mr. Roko welcomed everyone and introduced the Board members to the membership. Present at the meeting were Ken Roko, Mary Stracener, Wayne Ford, Thomas Little, Landon Allen, Joanne Springer, Stacy Fulcher, John Farruggio and Jeff Reid. Beth Tate was present via Zoom.

Mr. Roko 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 via first class mail on October 2, 2020. Members in attendance verified that they received the notice. 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.

Mr. Roko asked Mary Stracener, Secretary, to deliver the quorum report. Mary Stracener stated that a quorum had been met with 12.6 % 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 9 2019 Annual Meeting. The motion was seconded and approved.

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 holders are allowed to vote and participate in any discussion. Anyone appearing on the ballot may withdraw his/her nomination.

Margaret Little and Joanne Springer, MVOA owners, volunteered to be inspectors of the election. A motion was made to accept the inspectors by acclamation. The motion was seconded and approved. Mr. Roko presented the candidates to the membership: John Farruggio, Matthew Allen, Paul

Greenbeck, Jermaine Johns, Jamie Kendrick, and Hammad Mehmood.

No nominations were requested nor accepted from the floor. Nominations were declared closed. The inspectors, assisted by Mary Stracener, counted the ballots. While the ballots were being tabulated, Mr. Roko discussed the experiment that was tried this year with the E-vote. He mentioned the importance of updating email addresses and owners participation in the voting process in the future. Mr. Roko then asked Wayne Ford, Treasurer, to discuss MVOA's financial status.

### Treasurer's Report:

Wayne Ford, MVOA Treasurer, reported that the financials are looking good and are on track for the budget to break even. He stated that 2020 was a strange year both operationally and financially. MVOA did participate in the government offered Paychecks Protection Program Loan, but MVOA has not and will not spend the money until it is determined to be a forgivable loan.

### Collection Report:

Wayne Ford reported that collections started out 8% behind when compared to previous years which was due to the billing delay. Collections are currently behind by 5% due to the COVID-19 pandemic. Several states have put restrictions on collecting from their citizens so those payments are deferred until restrictions are lifted.

### Budget Report:

Wayne Ford reported that the 2021 CEC would remain the same as it was in 2020 at \$560.00. He stated that the 2021 Budget was based off of the 2019 Budget due to 2020 being so unusual. The 2021 Budget does plan for a small loss due to COVID-19 treatments. A motion was made to approve the 2021 Budget, which was seconded and approved.



## Policy Committee Report:

Beth Tate, representing the Policy Committee, reported that the Committee had not been active as there were no new policies to review. She has been helping the Strategic Planning Committee with the Statement of Work. The goals for the Committee in 2021 will be to review the Contracting Policy and possible By-law amendments.

## Strategic Planning Report:

Landon Allen, representing the Strategic Planning Committee, stated that the committee has had 5 monthly meetings and he plans to continue these meetings through the upcoming year. They have been working on the Statement of Work which details responsibilities between MVOA and our managing agent, Goodmanagement. The committee has also focused on remuneration possibilities for owners that were in good standing and were effected by our closure during weeks 13 through 20. Discussion ensued regarding remuneration and it was stated that all options must be reviewed by legal counsel before being acted upon.

## Communications & Technology Report:

John Farruggio, representing the Communications Committee, reported that they are reviewing wireless options to improve internet speed. He also stated that they are looking into different technological options such as social media and/or the website to allow for increased feedback and ideas from owners.

## MPOA:

Wayne Ford, MPOA representative, reported that the Massanutten Police Department has been disbanded. The Rockingham County Sheriff's Department now has jurisdiction over the area, and there are currently four officers assigned to the area. Coverage may be increased in the future if needed. All residents and owners should call 911 for emergencies.

## O & M Report:

Thomas Little, representing the O & M Committee, reported that all of the following Capital project yearly goals are completed or on schedule to be completed by year end: Upstairs bathrooms, dining and kitchen flooring, sauna flooring, kitchen appliances, king mattress sets, bay windows, living room window treatments, roofs, handrails & lighting for concrete steps, exterior lighting, and French doors. He also listed the projects scheduled to be completed in 2021.

## Membership Committee:

Mary Stracener, representing the Membership Committee, gave thanks to all who attended the Annual Meeting. She also recognized Jocelyn Carl, General Manager, for her years of service to MVOA as she is retiring at the end of this year.

## ELECTION RESULTS:

Mary Stracener announced the election results. John Farruggio was re-elected and Matthew Allen and Hammad Mehmood were newly elected with the following vote counts:

<u>Candidate</u>	<u>Total</u>
John Farruggio	848
Matthew Allen	595
Hammad Mehmood	456

## Great Eastern:

Jeff Reid, Great Eastern, reported that due to the shut down in the Spring and the ongoing pandemic Great Eastern directed more focus on golfing by extending the hours available to play and installing exterior lighting to accommodate this. Food service was also re-invented to focus on take out and curbside pick-up. There is now an app for Massanutten Resort. Jeff Reid encouraged all owners to download the app as an easy way to access up to date information about activities, etc.

Summit and Woodstone refurbishments are now complete. Expansion to the outdoor area of the Waterpark was completed on July 4th. The indoor stairs of the Waterpark are also being replaced. The pond that is used for snowmaking was drained so that infrastructure upgrades could be completed on the water pipes. Jeff stated that ski tickets will be sold through pre-sales this year. Owners and guests will need to purchase their tickets in advance if they would like to use the slopes during their visit.

## Closing Remarks:

Mr. Roko congratulated the newly elected Board Members and encouraged those that ran but were not elected to participate in committees.

Beth Tate recognized retiring Board Members Ken Roko and Joanne Springer for their years of dedicated service on the Board. Each were presented with plaques by Jocelyn Carl.

No additional business was brought forward. Ken Roko declared the 2020 Annual Membership Meeting adjourned at 1:40 p.m. Mr. Roko stated the board members would return to announce the 2021 Board Officers following a short organizational meeting.



The Annual Meeting was called back into session by Wayne Ford. The 2020 Board Officers will be Wayne Ford, President; Landon Allen, Vice President; Matt Allen, Treasurer; and Stacy Fulcher, Secretary. The 2021 Board Meeting dates

are March 27, June 5, September 11, November 12 and the Annual Meeting; November 13.

The Annual Meeting of the MVOA was formally adjourned at 2:00 p.m.

## Capital Goals for 2021 & Completions for 2020

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

### CAPITAL COMPLETION FOR 2020

Project	Goal	Completed
Upstairs Bathroom	14 units	14 units
Picture Windows	10 units	10 units
Decks with Steps	3 units	8 units
Deck Furniture	20 units	0 units
Exterior Lighting	36 buildings	36 buildings
Handrails & Lighting for Concrete Steps	3 sets	3 sets
Living Room Fireplaces	20 units	10 units
Living Televisions	60 units	43 units
Living Room Window Drapes	50 units	25 units
Dining Room, Kitchen & Foyer Flooring	20 units	12 units
Dining Room Table & Chairs	10 units	0 units
Dining Room Counter Stools	24 units	0 units
Sauna Floors	As needed	7 units
Microwaves	5 units	7 units
Refridgerators	10 units	10 units
Dishwashers	13 units	5 units
Kitchen Renovation	4 units	0 units
Indoor Grill	1 unit	As needed
Heat Pumps	10 units	5 units
Roofing	3 buildings	2 buildings
French In-swing and Sliding Doors	25 units	17 units
King Mattress Sets	35 units	10 units

### CAPITAL GOALS FOR 2021

Project	Goal
Deck Furniture	12 units
Deck & Entry Step Replacement	5 units
Heat Pumps	9 units
Roof Replacement	2 buildings
First Floor Vinyl Flooring	10 units
Dining Room Table & Chairs	10 units
Dining Room Counter Stools	35 units
Refridgerators	10 units
Dishwashers	18 units
Indoor Smokeless Grill	3 units
Microwaves	10 units
Living Room Fireplaces	10 units
Living Room Window Treatments	10 units
Living Room Television	49 units
Kitchen Renovation	2 units
Master King Mattress Sets	10 units
Sliding & Atrium Doors	20 units
Upstairs Bathrooms	20 units
Sauna Floor Replacement	25 units
Picture Windows	5 units
Telephone Switch	
HVAC Vehicle	



## Week 53...2021

---

These are the most commonly asked questions concerning this “calendar quirk”.

**Where does it come from?** For a resort like Mountainside Villas, a week 53 occurs when the Friday check-in date for the week following week 52 falls within the same calendar year. Using MVOA’s 2021 calendar to illustrate: An owner checks into a Mountainside Villa on Friday December 31, 2021. The owner checks out on Friday January 7, 2022. The next occupant on that unit will be checking in on Friday, January 7, 2022. Although week 52 has ended for 2021, week 01 for 2022 cannot begin in 2021. Our calendar program is set up in such a way as to include the Friday, Saturday and Sunday check-ins for the same time period to avoid running two or even three calendars during the same year.

**Who gets it?** As Mountainside Villas were being sold, the families who purchased a week 52 were told that they would periodically have the use of that ‘magical week 53’. It was a selling tool that made week 52 a better deal for some. Only the owners of week 52 have control or usage rights of week 53. It does not come completely free, however.

**How does it affect me?** If you do not own week 52, other than the change in calendar dates, it will not affect you. However, if you do own week 52, you have some decisions to make. “Will I be using week 53?” If so, let the resort know. “May I deposit week 53 into my RCI, II or DAE space bank account or list it for rent? Yes, you can! Follow the same procedures you would normally follow for depositing week 52.

**RESORT POLICY:** It will be the responsibility of the owner who receives the benefit from the use of week 53 to **pay a \$95.00 cleaning fee to MVOA**. This fee will be collected prior to space banking or verification with a rental company. Any uncollected fees will be assessed to the owner’s maintenance fee account. Since the operating budget for housekeeping is based upon a 52-week year, the association will not incur the cost of cleaning expenses for this time period. In every other respect, this week is like any other at Massanutten. For any additional questions, please contact the resort at (540) 289-6003.

## COVID-19 Closure

---

Happy New Year, everyone! My name is Landon Allen, and I am the Vice President for the MVOA Board of Directors. I want to provide you with an update to the progress that the board is making toward accommodating our owners in good standing in 2020 who lost the use of their time period(s) during the 2020 COVID-19 closure.

As you were informed from the previous newsletter, since our by-laws do not empower the Board to approve a remuneration program, they must be amended before any remuneration program is instituted. Amending the by-laws requires that they be approved by 2/3 of the Board and a majority of the voting members at a Special Meeting. The Board is pursuing amending the by-laws, in collaboration with our legal team, to present to the membership.

However, I am pleased to inform you that one of MVOA’s talented front desk employees came up with an idea to help the owners in good standing in 2020 who lost their time period or periods due to the 2020 COVID-19 closure. This idea was discussed in committee, and having merit, it was then presented to the board at the November board meeting the day before the annual meeting of the membership. This idea was also presented at the annual meeting of the

membership with the promise that it would be pursued to its logical conclusion.

The board immediately vetted the idea with MVOA’s legal team. The legal team’s response was a positive one! The idea, which is now being referred to as “the Owner to Owner Accommodation Program”, is not a remuneration effort which means that the program can be implemented without amending the MVOA by-laws first. Therefore, the board’s Strategic Planning Committee is developing a plan of action to implement such a program as quickly as possible. The board will be presented with the plan of action as soon as it is ready. **Pending approval by the Board**, the Owner to Owner Accommodation Program could be instituted in the spring. The Owner to Owner Program allows owners who are in good standing to “donate” their timeshare week if they are not going to be utilizing it. These “donated” weeks would be available to those owners who were unable to use their 2020 week due to the MVOA closure on a first come first serve basis. We will provide you with more details regarding the Owner to Owner Accommodation Program in the future and may contact you in regards to donating your timeshare week.



I am aware that many of our owners in good standing in 2020 who lost the use of their time period or periods during the 2020 COVID-19 closure are increasingly unhappy now that 2021 has arrived and the Association is asking for payment of the 2021 CEC. I implore you to please have faith in your MVOA board and staff. We understand that you have been patiently (and in some cases, impatiently) awaiting a

solution. We are very close to being able to facilitate action on your behalf. Until then, please submit your payments for your 2021 CEC. Owners in good standing both in 2020 and 2021 who lost the use of their time period(s) during the 2020 COVID-19 closure, will be given priority consideration over those owners who have failed to remain in good standing in 2021.

## 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: Gary Spence of Alexandria, Virginia & Harry Hardin of Brodnax, Virginia. Both have won a free week at Mountainside Villas!

## 2020 REAL ESTATE TAX AND PERSONAL PROPERTY TAX PER UNIT/WEEK OWNED \$25.13

## FUTURE BOARD MEETING DATES

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

### Regular Meetings:

- Saturday, March 27, 2021 at 11:00 a.m.
- Saturday, June 5, 2021 at 11:00 a.m.
- Saturday September 11, 2021 11:00 a.m.
- Friday November 12, 2021 5:00 p.m.

### Annual Meetings:

- Saturday November 13, 2021 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 evening 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.

## 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 2021 calendar.

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

## SUMMARY OF BOARD'S ORGANIZATIONAL MEETING

The following were elected to serve for 2021:

Wayne Ford – *President*

Landon Allen – *Vice President*

Matt Allen – *Treasurer*

Stacy Fulcher – *Secretary*

*MVOA Board Members:* Mary Stracener, Beth Tate, Thomas Little, Hammad Mehmood and John Farruggio

*Great Eastern 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.



## ANNUAL BILLINGS

The annual courtesy CEC statements were mailed in November. If you have not received your 2021 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, 2021. Notice of address change is the responsibility of the owner. Below is the billing schedule for 2021 CEC's:

### January 1, 2021

CEC due January 31, 2021

Late fee assessed on unpaid account  
(Statements will be mailed)

### March 1, 2021

Statements mailed on unpaid accounts

### March 31, 2021

Unpaid accounts sent to third party collection agent. Interest at 1% per month on the unpaid balance will be assessed.

### September 1, 2021

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, 2021

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 (540) 236-3595 for further assistance. Please be advised that delinquent accounts incur a \$25 late fee and a 33% administrative fee.

## UPDATE YOUR CONTACT INFO— CELL PHONES AND EMAIL ADDRESSES

Please take the time to update MVOA with any changes in your contact information, which includes cell phones and e-mail addresses. As we continue to 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](mailto:frontdesk@mountainside-villas.com).



**TripForth**  
A better way to own

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

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

## AUTOMATIC PRE-PAYMENT MAINTENANCE FEE PLAN

Please visit our website at [www.mountainside-villas.com](http://www.mountainside-villas.com) to find detailed information about our pre-payment plan for 2022. 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.



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

## Classified Ads

---

WINTER 2021

### Unit 11 Week 21

John Sauer  
Day (970) 985-2643  
jsjsgj@gmail.com  
Asking Price: Transfer fees only

### Unit 11 Week 22

John Sauer  
Day (970) 985-2643  
jsjsgj@gmail.com  
Asking Price: Transfer fees only

### Unit 108 Week 16

Anthony Frate  
Day & Evening (864) 344-4868  
apfrate@yahoo.com  
Asking Price: Make an offer

### Unit 48 Week 43

Lillie Fitzgerald  
Day & Evening (202) 529-0141(preferred)  
Lfitzgerald0@aol.com  
Asking Price: Make offer/Negotiable

### Unit 15 Week 27

Dale & Sharon Schutt  
Day & Evening (540) 382-6521(preferred)  
dschutt@vt.edu  
Asking Price: \$2,000 + closing cost

### Unit 165 Week 12

Lillie Fitzgerald  
Day & Evening (202) 529-0141(preferred)  
Lfitzgerald0@aol.com  
Asking Price: Make offer/Negotiable

### Unit 9 Week 40

Lori Nicholson  
Day or Evening (301) 365-2428 OR  
(301) 801-1296  
lori\_nicholson@yahoo.com  
Asking Price: Transfer fees only