

HIDDEN VALLEY VILLAGE NEWS

June 2017

Please check the Hidden Valley Village Website -- <http://HVVcondos.com> frequently for important, timely information regarding your HVV property. Find Board of Directors meeting agendas and minutes, as well as any special announcements.

In addition to inclusion in the monthly HVVOA billing statement; this newsletter will be distributed as an email attachment to those owners who have authorized HVVOA to send official communications electronically. Hereafter, only those who have not returned the authorization form will receive paper copies of the newsletter.

This is a lengthy newsletter because there is much to report. Please read thoroughly.

The HVVOA **Board of Directors meeting was held on 10 June 2017** in the Hidden Valley Village common room. Board Members Steve Latshaw, Kim Walters, Ruthie Wheeler, Greg Wheeler & Tony Cole were present in person. Dave Natali attended by telephone. Randy Balik was absent.

Before I get into the nitty gritty, I want to bring to owners' attention the **awesome service provided to us by Treasurer Kim Walters and Secretary Ruthie Wheeler**. Both of these women donate hundreds of hours for the betterment of our HVV Owners Association. Keeping track of current and projected expenses, receiving, reviewing and confirming billing invoice accuracy, and making certain that HVVOA stays afloat fiscally requires great attention to detail and persistence. In addition to making certain that proper formats are used, and that we owners have an accurate record of items discussed and solutions the Board authorizes, Ruthie has taken initiative on numerous occasions and made things happen. Ruthie & Kim, I extend my deepest appreciation to you both. HVV owners owe you both a debt of gratitude!

Snow Removal Expense EMERGENCY SPECIAL ASSESSMENT...

As mentioned following the March Board meeting the cost of snow removal from the complex in general, and building roofs specifically, has greatly exceeded the entire 2017 annual snow removal budget. Please know that the Board Members are owners first; we recognize how unwelcome, though probably not surprising, this announcement is. The Resolution approving the Snow Removal Emergency Special Assessment is included with the monthly HVVOA billing statement. It will also be added to the HVVOA website & posted by the manager's office.

\$124,593 All Actual Snow Removal Expenses YTD 5/31/17

\$ 15,857 Walkway snow shoveling & Loader parking lot snow removal expenses estimated to Year End 12/31/17

\$140,450 Total 2017 Snow Removal Expenses [Actual & Estimated]

\$ 78,587 ROOFS Actual Snow Removal Expenses YTD 5/31/17

56% ROOFS (\$78.6K/\$140.5K) = % of Tiered/Proportional \$63K Emergency Special Assessment

44% Walkway snow shoveling & Loader parking lot snow removal = % of Flat \$63K Emergency Special Assessment

Based on the 56% tiered (for roofs) and 44% flat rate, the total \$63,000 Emergency Special Assessment (Proportional + Flat Rate) is assessed by unit as follows:

<u>Unit Type</u>	<u>Total</u>	<u>Monthly Installments (x3)</u>
Studio	\$594.60	\$198.20
Studio Loft	\$745.80	\$248.60
One Bedroom	\$748.95	\$249.65
2 Bedroom	\$859.20	\$286.40
1 Bedrm + loft	\$925.35	\$308.45

The Special Assessment will be payable in three payments, due August 1, September 1, & October 1, 2017.

It may be small consolation to learn that most other condo complexes in ML have had to impose special assessments of \$500-\$1,000 per unit. Single-family home snow removal expense has averaged \$7000. The HVVOA budget includes snow removal covering the months of October, November & December 2017.

Units being remodeled...replacing carpet with hard surface flooring

As mentioned in a previous newsletter, there have been complaints of noise transmission into other units as a result of carpet being replaced with hard surface wood, tile, etc . The Board adopted a motion that specifies **any owner who**

wants to install hard surface flooring must obtain Board approval and must also install noise-abating underlayment. HVVOA CC&R & Bylaws require owners to request approval from the Board prior to beginning any work beyond cosmetic work such as painting, **new carpet** or installing new cabinets. The Board approval for any **potential structural work** such as removing or relocating interior walls, **removing support columns** or work such as plumbing or electrical that requires permits and approval from ML Township Planning/Building Department[s]. Please see the included advisory notice.

Hidden Valley Rules reminder...

Everyone—owners, short & long term renters, relatives, guests--here **at HVV is required to place an HVV parking pass on vehicle rear view mirrors**. This is especially important with new managers, as they will be unfamiliar with owners' vehicle. Owners have special parking pass tags are available in the office. Please pick up your pass if you haven't already.

New Hidden Valley Operating Rules

As a result of the adoption of new HVVOA governing documents [CC&R, By-Laws, etc] it is necessary for the Board to craft and adopt new Operating Rules. The precise text of these replacement operating rules will be added to the Hidden Valley website and posted on the bulletin board outside the HVV Manager's office.

The following operating rules have been approved:

Rule 1. VIOLATION OF ASSOCIATION RULES

Rule 2. FINE SCHEDULE/PENALTIES [new fine schedule is: 1st offense = \$250; 2d = \$500;

3d = \$1000]

Rule 3. TRANSIENT RENTAL ACTIVITY AND TRANSIENT RENTERS OCCUPANCY LIMITS

Rule 4. PARKING REGULATIONS

Rule 5. NUISANCE – QUIET ENJOYMENT

Rule 6. PETS

Rule 7. SMOKING

Mammoth Lakes Ordinance regarding transient rentals...

All owners who engage in short-term rentals of their units absolutely must familiarize themselves with ML Ordinance Chapter 5.40 “Transient Rentals of Residential Units.” as the long established rental agencies in Mammoth are aware of these regulations, this advice is more properly directed to owners using such entities as AirBnB, VRBO, and similar do-it-yourself organizations. This Ordinance has extensive rules and requirements for owners who engage in short-term rentals. Such things as the number of occupants allowed in various sized units, a local 24/7 contact to handle problems that arise when the owner is unavailable, informational signs to be posted within a units, and so much more. Penalties for failure to comply are significant. Here is a link:

https://www.municode.com/library/ca/mammoth_lakes_/codes/code_of_ordinances?nodeId=16632

In order to assist owners with quality of life issues here at HVV, **the Board has appointed Board Member Dave Natali as an ad hoc chair assigned to tracking complaints about noise and excessive occupancy**. If you have a realistic complaint in this regard, please send the following information regarding the incident: Date and time of day; your unit number and the unit which is the source of the problem; and details of the issue.

Complaints should be addressed to HVVOA Board Member Dave Natali by email to: hiddenvalleycondos@verizon.net or by USPostal Service mail to: Manager, Hidden Valley Village Condos, PO Box 9151, Mammoth Lakes, CA 93546

Driveway & Parking Areas

A proposal to slurry coat the entire parking area has been approved; project to be scheduled after Labor Day.

Saunas situation...

At long last, both saunas have been replaced, and ML Township permits approval signed. They are operating well and will be better appreciated when the cold weather arrives.

Hidden Valley Village entry sign at Lake Mary Rd

Managers Jeff and Rob fixed the entry sign at minimal cost for materials (approx. \$200).

Sincerely,

Tony Cole, President

Board of Directors, HVVOA