

# **HIDDEN VALLEY VILLAGE NEWS**

March 2017

## **The Hidden Valley Village Website -- <http://HVVcondos.com>**

The HVVOA Board of Directors meeting was held on 15 March 2017 in the Hidden valley Village common room. All Board Members were present.

### **Farewell & best wishes to Matt & Jessica...**

Our popular and attentive resident managers for the past several years, Matt Zubiata & Jessica Martinez submitted their resignation to their employer Mammoth Reservation Bureau effective 15 February 2017. Matt & Jess decided to pursue better opportunities. Matt has accepted employment here in Mammoth, so chances are we will encounter them around town. The Board appreciates their work here and wishes them great success as they embark on new endeavors.

### **Welcome new resident managers Robert Lopez & Sarah Wright...**

MRB has selected Robert Lopez & Sarah Wright as the new HVV resident managers. They have been living in Mammoth for three years. Most recently Rob was a resident manager at ML Motel 6. His responsibilities there were similar to those of a condominium manager, including pool and spa water chemistry, snow blower operations, shoveling, staff management, etc. Sarah has been employed at Tamarack Lodge, working primarily at the front desk, along with some housekeeping; kitchen and serving work and other tasks as required. Rob and Sarah are intelligent, energetic and enthusiastic and should make excellent resident managers for Hidden Valley. Both Sarah & Rob attended the Board meeting and made very favorable first impressions. We hope that they will be happy here and remain with us for many years. Please stop by the office on your next visit to HVV introduce yourselves and become acquainted with our new resident managers Sarah & Rob.

### **Saunas situation...**

The Board regrets the excessive delays in getting the new sauna heater installed and operating. There truly have been circumstances beyond anyone's control, all of which have contributed to the delays. The latest information is that the job is tentatively scheduled for sometime next week. Fingers crossed...

### **Snow expenses...**

Not surprisingly given the extreme snowfall [*no complaints*] this season, the HVV budget for snow removal has been depleted. Even with prudence & too many dry years, there's just been a lot of snow and lot of snow removal expense. Roofs at HVV needed to be shoveled clear at approximately \$4000/roof. Several other complexes in ML have had to impose special assessments of \$500-\$1,000 per unit. Prudence dictates that we will need to be prepare for snow removal beginning in November of this year.

### **Units being remodeled...**

Over the past few months there have been several instances of interior remodeling that was undertaken with neither notice to nor approval from the Board. Our 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. Any potential structural work such as removing or relocating interior walls, 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. Please tell all guests, renters or not, visiting HVV to pick up a parking pass from the office upon arrival, or first things the next morning.

**Hidden Valley Village—a quiet complex—Quality of life; quiet enjoyment...**

Hidden Valley is generally speaking a relaxed, non-rowdy complex. The Board thinks that most, if not all owners, prefer this and want it to remain. There have been instances, especially during this heavy snow season, of rude and inconsiderate tenants staying here. Such nuisances as making excessive noise after 10PM; arriving after midnight, loud voices, clomping up and down the stairs, and generally not being considerate of others nearby. We all know that our units are not sound insulated, so all of owners, visitors and us must be mindful of others in nearby units.

Noise from short-term tenants sometimes is the result of overcrowding a unit by allowing more occupants than allowed by Mammoth Lakes Township. **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](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](mailto:hiddenvalleycondos@verizon.net) or by USPostal Service mail to: Manager, Hidden Valley Village Condos, PO Box 9151, Mammoth Lakes, CA 93546

Thank you in advance for noting to these few reminders, again. Doing so keeps Hidden Valley Village the relaxing mountain retreat we all appreciate so much:

- Please let the managers know in advance, by phone or email, when you or your guests plan to occupy your unit at Hidden Valley. This is for safety and security.
- Have you changed the entry lock to your unit? Each owner is required to leave a functioning entry door key with the manager's office.
- Trash is to go inside the dumpsters; not left adjacent. Do not leave furniture next to the dumpsters. Make arrangements through the office for removal. Please tell your guests that bears can be active even in winter and that the trash dumpsters must be properly closed. Please make certain that they know how to open the carabineer clips used to secure the dumpster lids and to close the lid firmly using the carabineers.
- We continue to implore those of you who haven't returned your authorization to receive HVV official communication by email to do so. Communicating by email saves money and is received quickly.
- Certifications by owner that any proposed interior modifications are not structural. Any required ML Township Permits must be presented to the Board prior to commencement of work.
- Windows replacements need Board approval prior to installation.
- Please keep a snow shovel in your unit for your use and the use of your guests.

Sincerely,  
Tony Cole, President  
Board of Directors, HVVOA