

HIDDEN VALLEY VILLAGE NEWS

September 2017

Please check the Hidden Valley Village Website -- <http://HVVcondos.com> frequently.

*****OWNERS NEEDED TO VOLUNTEER FOR UPCOMING BOARD VACANCIES*****

The HVVOA Board of Directors meeting was held on 13 September 2017 in the Hidden Valley Village common room. Board Members Steve Latshaw, Kim Walters, Ruthie Wheeler, Greg Wheeler & Tony Cole attended in person. Randy Balik attended by telephone. Dave Natali was absent. Also present were Steve Black [MRB], Resident Manager Jeff Fulton, and Valerie Black, temporary HVV Office Manager. Also present for agenda item "Town of ML Quality of Life" discussion were Jay & Gail Mueller, Chalese Miller, and Randy Hillier [by phone].

Treasurer Kim Walters presented the **proposed 2018 HVV Budget**. Certain maintenance projects planned for this summer have been postponed until 2018, beginning in late spring and proceeding through the summer and early fall as weather permits. Although many routine expenses, almost always increase, usually slightly; Kim believes that a dues increase for the coming year will not be necessary. The Board voted approval for presentation at the November 11 Annual Owners Meeting. Additional details will be presented then.

Reserve Study Condo complexes are required by state law every three years to have a Reserve Study prepared. This report provides estimate of expected remaining useful life of major physical components of HVV. It is used as a budget planning tool for the coming three year period and beyond. The Board has authorized proceeding with the study in late spring 2018.

Structural Integrity/ remodeling Some HVV owners have removed what may be load bearing support columns from the interior of their units. The Board determined that an inspection review and recommendation[s] from a structural engineering consultant is prudent and will be arranged as quickly as possible. **Any owners planning to remove any interior column must receive approval from the Board.**

Plumbing There have been several very disruptive problems with sewer mains failure over the past several years. The Board has approved hiring a plumbing company to scope [CCTV camera] of the sewer lines in buildings that haven't had any problems, yet. Some of the buildings have clean out valves underneath the building and some were constructed with no clean outs. The plan is to install where there are none and to have the clean outs located outside the building footprint making future access easier.

Roofs & chimneys The Board has approved a contract with Freeman Roofing to repair 2016-17 snow load damage. All unit interiors were inspected several months ago to assess any snow load damage. The Board has authorized the annual chimney sweeping of those units that were not swept last year. The Board is considering changing the chimney maintenance to all chimneys annually beginning with the 2018 late summer/fall maintenance.

SuddenLink Bulk Cable rate change Effective 1 October 2018 the Board has accepted a new three year contract with SuddenLink to provide basic cable TV to HVV. Participants should notice a reduction of the monthly cable charge. SuddenLink continues to require 75% [63 units] participation HVV.

Landscaping The Board has authorized trial small-scale replacement plantings to determine if the plants, shrubs, trees, and flowers will establish, and to proceed with additional plantings, year after year.

Nuisance arising from short-term transient rentals at HVV The Town of ML "Quality of Life" ordinance was discussed. The full-time residents noted previously as well as one Board member live in buildings particularly subject to detrimental impacts resulting from by short-term rentals. Some specifics mentioned are noise from loud conversations and cell phone conversations—both within & outside units, excessive noise—especially during "quiet hours" from within the rented units, parking, and tobacco smoking on landings and other prohibited locations are detracting from the pleasure of living in Hidden Valley. Other concerns expressed were the possible negative effects on property values, mortgage and refinancing complications, as well as a California Realtors proposal to require disclosure to prospective buyers of the presence of adjoining or across from short term rentals. There will be further discussion of this situation at coming meetings. Whether one's unit is in a heavily impacted building or not, the change in the type of owners and the resulting change in the ambience of Hidden Valley Village living should be of concern to all owners. The Board wants to see how/if enforcement of the new Operating Rules may lessen some of these impacts. **The Board encourages any owners who are affected by these quality of life issues to record their complaints with management via the new written form available with the operating rules. Records of problems must be established in order for the Board to deal with these problems.**

Hidden Valley Rules reminder...[repeated from last month]

EVERYONE—owners, short & long term renters, relatives, guests—here at HVV is required to place an HVV issued parking pass on vehicle rear view mirrors. Please, it is the **owner's obligation to inform renters, guests, and all occupants of a**

unit to obtain a parking pass from the Manager Office. This is especially important with the new assistant resident managers, as he will be unfamiliar with owners' vehicles. 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 re-state existing, or create and adopt new Operating Rules. The Board voted to have the new Operating Rules reviewed by an attorney to insure correct language and form. Following review the new operating rules will be added to the Hidden Valley website and posted on the bulletin board outside the HVV Manager's office. Additionally, all owners will receive copies.

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

Among other things, **owners must notify the manager office of the following with regard to transient renters:**

- The number of the unit being occupied;
- The arrival & departure dates;
- The number of transient renters [number of adults, number of children];
- The transient Occupant's name and cell phone number;
- The Local Operator name & phone number.

Additionally, written notice of intent to engage in short term rentals must be provided to the Board and the Resident Manager; as well as copies of valid, current Town Of Mammoth Lakes Business Tax Certificate and Transient Occupancy Tax Certificate must be on file with the Manager Office.

Rule 4. PARKING REGULATIONS

Rule 5. NUISANCE – QUIET ENJOYMENT

Rule 6. PETS

Rule 7. SMOKING

Mammoth Lakes Ordinance regarding transient rentals...[repeated from last month]

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 Air B&B, 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: hiddevallycondos@verizon.net or by USPostal Service mail to: Manager, Hidden Valley Village Condos, PO Box 9151, Mammoth Lakes, CA 93546

Driveway & Parking Areas

A slurry coat was applied to the driveway and entire parking areas in early September in accordance with recommended maintenance schedule.

Management, resident managers

The past few months have been unusually difficult concerning resident managers at HVV. Mammoth Reservations Bureau is the company used by the HVVOA for many years to hire and supervise resident managers in consultation with the Board. The situation has been extremely trying for MRB. A result of the shortage affordable housing for workers in ML has been an overall labor shortage. Finding qualified employees has been a challenge. At this time, former assistant resident manager Jeff Fulton has been promoted to Resident Manager. Since his arrival, Jeff has impressed the Board and many other owners with his diligence, skills, and cheerful, helpful attitude. MRB has hired Tyler Simmons as the replacement Assistant Resident Manager. MRB has changed full-time on-site staffing; now the Office will be staffed four hours a day Monday through Friday, handling arrivals/departures, coordination with rental agencies & owners, parking passes, mail, proposals, bills, etc.

Sincerely,

Tony Cole, President, Board of Directors, HVVOA