



## **HIDDEN VALLEY VILLAGE NEWS**

April 2018

**Don't forget to check our *new* Hidden Valley Village Website -- <https://www.hiddenvalleymammoth.com>**

Greetings as the snow season wanes. Spring is here and summer is on the way. Here is information that HVV owners should keep in mind.

Ms Erin Farrel began working as HVV Office Manager replacing interim office manager Valerie Black. The Board is very appreciative to Valerie for filling in while MRB was reconfiguring HVV resident management.

**The Operating Rules** are ready for the HVVOA attorney's review. When completed this review will be returned for Board approval to distribute to all owners for the 30-day owner review period. Any owner comments should be relayed to the Board in writing by email or US Mail. I am hoping that distribution to HVV owners can be done electronically to those who have authorized as this will save money on duplication and postage.

As has been previously mentioned, the state mandated **Reserve Study** should be scheduled to start soon. There is a Board sub-committee to assist the surveyor and management in the study. This very important document is used to provide useful life expectancy of major components of the HVV complex and to assign priority to future maintenance and replacement requirements and to budget accordingly.

### **Significant items completed:**

**Dead trees that posed a hazard** to HVV on adjoining property were removed by order of TOML. Cost charged to those property owners.

### **Drain main lines scoped and repaired for Buildings D, E, & G.**

All interior **main wall furnaces** have been checked and cleaned.

Spring & summer bulbs have been planted.

**Cage Technical Services submitted a structural report regarding existing loft support poles** in and near kitchens in certain units. The report specifies which posts can be safely removed and which might be removed only if alternative support was employed. Briefly, lower level units in Phase 1 Buildings A-F may not remove these poles unless there is a minimum 6X8 support beam visible. Lower level units in Buildings G-K were originally constructed without kitchen posts; any wall construction within these lower units must be separately inspected.

Upper level units in Phase 1, Bldg A-F may remove the kitchen post or post located at the bottom of the stairwell where the 6x8 beam is visible. Upper level units in Phase 2, Bldg G-K may not remove the post that supports the loft because the cross beam is 4x6. Ms Cage states this is insufficient to support the loft above. Ms Cage suggested two alternatives for those units where the posts have been removed in Bldg G, H, I, J, & K. Replace the post with a 4x4 or large post, or bolt steel side plates on both sides of the beam. Specifications & original building plans have been digitally scanned and are available for a nominal fee by HVV owners interested in pursuing this sort of interior remodel for their units.

Management has been directed to conduct an inspection of all affected units to determine which owners need to be contacted to modify their units to conform to these engineering safety recommendations.

### **Maintenance items to be scheduled:**

#### **Painting of Buildings**

Buildings H, I, & K will be scheduled for painting as soon as the project can be worked into the contractor's schedule.

#### **Pool rehab/restoration**



Pool maintenance has been deferred for so long that the cost to fully complete everything required, including bring the pool & upper spa to current code requirements, and replacing some of the concrete deck surrounding the pool will exceed the amount budgeted. The Board is seeking a partial solution so that the pool will be available for summertime use.

**Driveway & parking areas, upper & lower** to be slurry sealed; we are attempting to get this completed prior to start of summer season, but schedule depends on when the asphalt plant opens for the season.

It's prudent as owners to expect that here will likely be some disruption and inconvenience while these projects are under way.

**Repetitive reminder regarding occupancy notification to managers**

Again, please recall that owners are required to notify the resident manager of all occupancy of their unit, whether by owner, relatives, friends or renters. Please advise of the arrival & departure dates, the name of one responsible contact as well as a cell phone number. It is preferable to provide this information by email so that there is a record & less opportunity for confusion, but a phone call is acceptable. Included herewith is a copy of a recent email sent to approximately 20 HVV owners.

*Subject: Hidden Valley Village - Occupancy of Your Unit*

*Dear Hidden Valley Homeowner:*

*This is to advise you that it is the Hidden Valley Village policy to have all units provide occupancy information to onsite management. Upon performing unit security inspections, onsite staff discovered that your unit was occupied, contrary to our records. Hidden Valley Management inspects unoccupied units weekly to ensure that windows are closed, heaters are properly set and under-sink cabinet doors are open to prevent frozen or burst pipes which could be catastrophic for both your unit and others in your building. Occupancy information helps direct staff when emergencies occur such as fire or earthquakes. It also allows us to know that your condominium is legitimately occupied.*

*For these reasons, we ask that you please notify management in advance of your occupancies, whether a guest or homeowner. We appreciate knowing arrival and departure dates, last name for the party, contact phone number for one occupant in case of emergency and whether or not a key and parking pass should be issued by our office. You can email this information to Management at the email address listed below or call it into the Hidden Valley office at (760) 934-7303 and leave a message if you reach voicemail.*

*We greatly appreciate your cooperation with this policy.*

*Best,  
Erin Farrel*

*Erin Farrel  
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Also enclosed in this mailing for reference by all HVV owners is a condensed overview of HVV Rules & Regulations. It is written to alert new HVV owners of our policies and regulations and to provide useful information.

**Please check the [www.hiddenvalleymammoth.com](http://www.hiddenvalleymammoth.com)** website for updates, meeting date confirmation, and meeting agendas & minutes.

Sincerely,

Tony Cole, President, Board of Directors, HVVOA