



HIDDEN VALLEY VILLAGE NEWSLETTER

November 2018

Remember to find useful info on our Hidden Valley Village Website -- <https://www.hiddenvalleymammoth.com> for updates, meeting date confirmation, and meeting agendas & minutes.

The HVVOA **Annual Owners meeting was held on 17 November 2018** in the Elli Randal Room of the Mono Co Mammoth Branch Library. There was no charge to HVVOA for use of this space. Board Directors Steve Latshaw, Kinoka Ogsbury, Ruthie Wheeler, Dave Natali, Mike Murphy, & Tony Cole attended in person. Randy Balik was absent due to a long-standing prior obligation.

Also present were Steve Black [MRB], Resident Manager Jeff Fulton, as were the following owners: Christopher & Jana Przebiegda-40, Jeff Risse & Karen Shore-8, Mathew Desario-35 & 128, Diane Cole-4, Norma Latshaw-26, Kim Walters-126, Nancy Robins-1, Laura & Mike Tikunoff-38, Jeff Alger-42, Greg Wheeler-136, .

Details of the meeting will follow, but first, the result of the **Board of Directors election**: The three incumbents, Dave Natali, Steve Latshaw, & I were reelected by comfortable margins. Thanks very much to all owners who offered to serve on the Board. All owners appreciate your generous volunteering. Thank you for your endorsement of the Board's work.

The meeting opened with my appreciation to all owners present for taking time to attend the annual meeting. I then mentioned **major accomplishments at HVV this year**. Painting of three buildings, B, K, & I; Extensive rehab of the pool & upper spa, including mandated code requirements, earlier in the year the pool filter was replaced; Adoption of Operating Rules, Regulations, & Policies after circulation for review by owners; upper & lower parking & driveway areas slurry sealed as recommended—beginning in 2019 the upper & lower areas will be sealed separately alternating years; the mandated Reserve Study has been completed and is available to any owner for review, posted on the website; the lower spa heater has been replaced; new **HVV owner parking decals were ordered and are available in the manager's office**.

Major projects planned for the coming year: painting of buildings A,G, & H, beginning to replace some buildings siding that has become cracked and warped; replacing pool fence enclosure & pool furniture, as well as other routine maintenance. Plans are to replace the HVV truck. Picnic tables & static games will be placed on the tennis court.

Board Director Kinoka Ogsbury presented the **Treasurer's Report & Board approved budget for 2019**. The Reserve Study showed that a dues increase per unit per month will be necessary to keep the replacement fund growing to meet future major capital expenses. It was further pointed out that the cost of materials continues to increase and the cost of labor in ML has increased significantly. The Board approved a dues increase of approximately \$20 per month. The actual increase will depend upon the type of unit one owns. 1-bedroom loft units will see the largest increase to \$535/month from \$513.

Various items mentioned for owner awareness.

Are you receiving HVV newsletters & other communications? Several owners who have authorized email mentioned that they have not been receiving email notices. Please check your computer, spam file included, if you have not received anything from HVV electronically. If not, please send an email requesting email verification to hiddenvalleycondos@verizon.net The office will also be sending a test transmission email to each owner's e-address on file.

Entry keys. Emergency access by HVV management to individual units is a necessity for the health and safety of all owners and occupants. **The HVV CC&R require that Management have a functional entry key to every HVV unit.** Nearly all owners have cooperated; however, there are a few who have not. The Board has directed management to contact these owners to request a current entry door key. The Board hopes it will not be compelled to initiate disciplinary procedures to achieve 100% compliance.



Occupancy notification to managers. Again, please recall that all owners are required to notify the resident manager of any occupancy of their unit, whether by owner, relatives, friends or renters.

Water Heaters. One of the recommendations from the Reserve Study concerns unit water heaters. It is recommended that **if your water heater is more than 10 years old, have it inspected** or inspect it yourself for any signs of leaking, visible external rust or mineral deposits, or other signs of approaching obsolescence. A water heater failure may result in catastrophic damage to your unit as well as adjacent units especially ones beneath yours.. Owners are responsible for costs to repair any damage to adjoining units. Management may notice leaking from a water heater and turn off the water before complete failure. This is another reason for management having a current entry door key. An ounce of prevention...

Lower Spa. As mentioned previously, the lower spa heater ceased operating and a replacement was purchased & installed. Shortly after installation, it was discovered that the underwater lamp was not working. Prudence demanded that the Jacuzzi be taken out of service. A replacement for the existing light is no longer manufactured. Installing a new lamp will require enlarging the existing opening; then patching. In the meantime, management informs that the lower Jacuzzi is safe to use. Plans are to refill it and allow use until actual repair can be scheduled.

Remodel. This is a reminder that **any interior renovation or remodel of units requires notification to the Board.** **Replacing copper plumbing in Phase 2 units on the lower level has been noted in the Reserve Study.** An inspection of the pipes several years ago indicated that the pipes were aging well and not in need of scheduled replacement. If your units are on the lower level, and if you plan a major kitchen or bathroom remodel, please allow management to schedule a pipe inspection to examine the current status of the pipes.

Pool furniture. Thanx to owners Stephen Ratliff & David Swope who volunteered as an ad hoc committee to obtain proposals for good quality replacement pool furniture and presented the information to the Board. Money has been budgeted. The proposal is under consideration by the Board. It is safe to assume that there will be new pool furniture by the opening of the 2019 pool season.

Rodents, [mice as far as I know]. A ground floor unit owner found mouse droppings in their kitchen. They are very concerned about Hantavirus that can be spread from the dust of dried mouse urine. Hansa can be a very serious illness. If you observe any evidence of rodent visitation, please report to management. Another owner reported finding destroyed snowboard boots & rodent nests in their ski locker. Please inspect your ski locker for any openings and have them sealed.

Can't we all just get along. The Board does not want to be the referee between neighbors who can't or won't compromise and enjoy spending time here. Follow the rules, be considerate, be polite, be happy.

Water usage/DROUGHT: Management stated that overall HVV water usage is better than most comparable condo complexes in Mammoth. The ML Community Water District continues to offer up to **\$200 rebate for installing new low water usage toilets.** Please contact the District for details click <http://www.mcwd.dst.ca.us> click on the rebate tab.

The **next HVVOA Board Meeting** is tentatively scheduled for, 24 January 2019, location & time TBA. Please check the website or call the office a few days prior to that time to confirm the meeting information.

Wishing us all a better snow season, and for happy Chanukah, happy Christmas, happy 2019 and happy any and all year-end holidays. A holiday card with a small gift for our managers is a nice gesture of appreciation for all they do. Jeff Fulton, Mgr; Tyler Simmons. Asst. Mgr; Hidden Valley Village Condos, PO Box 9151, Mammoth Lakes, CA 93546

Sincerely,

Tony Cole,
President, HVVOA