
BOLTON VALLEY VILLAGE ASSOCIATION

Volume 2, Issue 1

January 2004

Welcome

This Newsletter and the Owners Forum are in place to promote timely communication between the Village Association and the unit Owners.

Kurt Ries

Village Association Director

We have significant positive change for our Association this year. These changes include three new Association directors, a new property agent, updates to our by-laws and vinyl siding for our buildings.

With these needed changes come challenges, as always, we are soliciting help from our fellow owners for active committee members. These tasks are a major undertaking for our current two member committee and would be far more manageable for a five member committee.

As owners you should familiarize yourself with the Village Maintenance Task List and Owners Forum Open Issues items. If your wishes and/or concerns are not listed in these documents, it is probably not being addressed.

These documents are used to quantify, budget and prioritize tasks being performed by the Association.

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Events and Activities:

Next Annual Association Meeting:

Saturday October 23, 2004 9am EST

New Village Condo Property Agent:

Village Association has hired a new Property Agent.

Joe Boylan of Boylan Property Maintenance

His responsibilities include the Village Condominium maintenance and management activities, replacing Bolton Valley in this capacity.

New Village Condo Snow Removal Service:

Village Association has hired a new Snow Removal Service.

Todd Fourier of Quality Touch Landscaping & Excavation

His responsibilities include the Village Condominium parking lot plowing and ramp shoveling, replacing Bolton Valley in this capacity.

Village Owner Forum Action Items:

Building Maintenance Tasks:

Making good headway on the needed building repairs. Much of the structural, stucco damage and rot repairs is being addressed and installation of vinyl siding has begun.

See the attached Maintenance Task List for details.

Owners Forum Open Issue List:

Owner's forum tasks have been compiled and most revolve around updating the Village Condominium By-Laws. A committee is being established to address the issues and update our By-Laws.

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In support of the Directors, a Forum is in place to keep unit owners updated with timely information and a convenient way to submit written

Owners are encouraged to submit in writing comments, question and concerns to:

Owners Forum

Village Association Web Site

<http://users.adelphia.net/~kries>
Password 'garth'

or

Email/Postal Mail

Kurt Ries
127 Hardy Avenue
Burlington, VT 05401
itele2@yahoo.com

Please folks, all comments and requests must be in writing and utilizing email is the most effective way to submit and process requests.

The Village Association Web Site is updated regularly and contains pertinent Association documents including:

- Village financial information
- Owners Forum Action Items
- Maintenance Task List
- Owners, Emergency and Resort contact information
- Property Agent Management and Maintenance Agreement
- By-Laws and Declarations
- Vermont Statutes, Condominium Ownership Act

If you utilize email on a regular bases, please assist us by sharing your email address for the sole purpose of distributing Village Association information. Postal mailing is time consuming, expensive and slow.

For those who do not have internet/email access we will be happy to continue to send Village Association information by postal mail.

Please advise...

See the attached Owners Forum Open Issues for details.

Meet Your Neighbors:

The Village Condominiums has three types of owners:

- Full time residents
- Weekenders
- Investment/long term renters

As an Association we need to accommodate each of these types of owners often with mutually exclusive interests. There is, and probably always will be conflict of interests in communal living such as we have at Village condominiums.

Recent belligerent behavior and vandalism only helps to perpetuate problems and diminishes quality of life. Please, let's all be responsible for our own destinies and open friendly communication with our neighbors and discuss conflicts openly and politely. With a little give and take mentality, most if not all conflicts can be resolved to the mutual agreement of all involved.

As you can see from our Owners Forum Open Issues, we are updating our by-laws to better clarify and set expectations of our owners and residents. If you have on-going issues, please be certain they are listed in the Owners Forum Open Issues to be addressed.

Please feel free to contact the Owners Forum for any needed help or intervention.

Zero Based Budgeting:

Number one comment at our last annual Association meeting was the high Association assessment fees owner's pay and the lack of service they receive. Our Association is addressing these concerns by hiring a new property agent to provide reliable service at a reasonable cost.

To regain a handle on our budget, while financing major expenses such as vinyl siding, we are starting fresh from a ground zero no frills budget.

No, we do not perceive increasing your quarterly assessments, nor do we see a decrease in the near future. We are going to incur major expenses this year to bring our building back to a maintainable state. We are closely monitoring and scrutinizing our budget under new management for a realistic forecast of next year's budget.

Current Village financial reports are available on our web site or by request from the Owners Forum.

New Village Condo Property Agent:

Village Condominium Association is pleased to announce we have hired Joseph Boylan, of Boylan Property Management as the Village condominium Property Agent. Joe's contract is for one year 01/01/04 to 12/31/04.



Boylan Property Management
PO Box 3135
Burlington, VT 05401
office 802-660-8384
pager 802-742-3568
email jessicaboylan@aol.com

For details on the Joe's contract see the link on our Village web site:

<http://users.adelphia.net/~kries/>

Joe has many years experience in Condominium Association maintenance activities, and can assist with your unit owner maintenance needs as well as our Associations management and maintenance needs.

Be certain to say hi to Joe when you see him at our complex, he is usually driving a silver pickup truck, we would like to nurture this relationship to prosperity for all involved.

New Village Condominium Snow Removal Service:

Village Condominium Association is pleased to announce we have hired Todd Fourier of Quality Touch Landscaping & Excavation as the Village condominium Snow Removal service. Todd's contract is from 11/07/03 to 04/20/04.

Todd Fourier
Quality Touch Landscaping & Excavating Services
2666 Cochran Rd
Richmond, VT 05477

For details on the contract see our web site:

<http://users.adelphia.net/~kries/>



Todd has 15 years experience in commercial plowing , and has four other accounts in the area. He uses a GMC 1 ton pickup/plow w/ 2 yd sander, owns a Bob Cat and has access to rent front end loaders and other heavy equipment.

Undoubtedly there are going to be startup issues and Dave Parot one of our Village directors has graciously agreed to be our point person with Todd to coordinate plowing and ramp shoveling activities.

Please do not call Todd directly and work through Dave to address any plowing wishes or concerns.

Todd is looking to grow his business and has embraced the opportunity, be certain to say hi when he comes through the Village, we would like to continue to nurture this relationship.

Winter Village Parking Issues:

Todd felt there would be no issues with meeting our criteria of a single pass by 6:30 AM and returning in the afternoon to complete, as long as the access road is plowed. Please assist Todd in our snow removal efforts by moving your vehicle out of the Village parking lot no later than noon on days with significant snow fall. In this way our parking lot can be completely plowed, insuring we have enough parking spaces for our residents and guests.

Please be cognizant that our parking lot gets smaller with each snowfall and following some general rules of conduct will insure we all have a place to park:

Move your car out of the parking lot after the first plowing swipe by noon

Vehicles not moved are plowed around causing major obstacles for others and curtails the usable parking area

Do not take up more than one space in the parking lot

Please do not park diagonally or sidewise and utilize your space as efficiently as possible

Drive cautiously

We have had several reports of vehicles being hit and damaged in our parking lot. Even with plowing and sanding our parking lot gets very slippery, please drive with extreme caution keeping insurance deductibles in our pockets.

Do not park in front of ramps

We have had several reports of folks slipping and falling attempting to get around vehicles parked in front of ramps, please be courteous and allow ample walkway to the ramps.

Please do not hesitate to contact the Owners Forum with any comments or concerns.

Proper Stove/Fireplace Usage:

Do not heat units solely with wood burning stoves or fireplaces. Our wood burning stove and fireplaces are not designed for continuous heating, and appropriate for occasional use only. Using our wood burning stoves and fireplaces incorrectly is a significant fire hazard and must be stopped immediately. Owners please discuss with your renters and insure they understand the proper use of the wood burning stoves and fireplaces.

Please do not hesitate to contact the Owners Forum with any comments or concerns.

Proper Firewood Storage:

Do not store firewood on decks. Our decks are not design to support the additional weight of the wood and are an eye sore to other owners and guest. Owners please discuss with your renters and insure they are not storing wood on the decks.

Please do not hesitate to contact the Owners Forum with any comments or concerns.

Village Recycling Bins Contaminated:

Owning property in Vermont we all understand the importance of recycling and reuse. However our Village recycling is typically going out as trash due to contamination. Its easy to recycle properly, materials can be mixed and do not need to go in separate containers. Please review the pamphlet included in this mailing, to insure we are contributing to recycling and not to land fills. Be certain not to leave recycling in plastic bags, empty contents into recycling bin and deposit plastic bag in trash bin, or better yet reuse.

See the following web site for additional information

<http://www.cswd.net/>

Please do not hesitate to contact the Owners Forum with any comments or concerns.

Unit Windows and Sliding Patio Doors Replacement:

Folks, to insure we weather tight the buildings and increase our property values, please continue to replace damaged windows and slider in your units. This is particularly important now that the installation of the exterior vinyl siding has begun. All Season Siding has provided us with a very competitive quote on approved windows for our buildings and are also performing the prep work for the siding installation.

All Season Window Replacement Quote.

Contact Donna Hatin of All Season Siding, Tel 802-872-9727

All Season Siding
57 River Rd. Suite 1033
Essex JCT, VT 05454
Tel 802-872-9727
Fax 802-879-4444

The following is a transcribed fax from Donna of All Season Siding, Dated 08/13/03:

Pricing on Vinyl new const windows w/nail fir : J Channel - Lowe : argon gas Installed

24 X 36 ½	Single Unit	\$345.00
31 X 54	Single Unit	\$370.00
23 1/2 X 54 ½	Single Unit	\$370.00
48 X 54 ½	Twin unit	\$650.00
63 X 54	Twin Unit	\$650.00
48 X 36	Twin Unit	\$640.00
72 X 54	Triple	\$810.00
Sliding Patio Doors		\$1100.00

Prices include installation, along with trim inside and out. Painting of the inside and outside trim is not included in the above quoted price.

Owners Forum Open Issues:

01/11/04

The following is a list of Village Owners wishes, comments and concerns and are updated regularly on the Village Association web site, to insure details are not lost and issues are being addressed. Note, if your comments or concerns are not on the following list, they are not getting addressed. Please update the Owners Forum to insure your concerns are being addressed.

We are soliciting for resources to assist in bring the tasks to fruition. Two owners over coffee can complete one task in a few hours versus, two resources performing all the tasks takes weeks.

The following is the current Owner's Forum open issue list:

1.) Grills being used on Decks:

The Owners Forum received several concerns over cooking with Barbecue Grills on decks.

Issues:

- Owners soliciting for ban on all grilling on decks
- Owners lobbying for allowing grilling on first floor decks

Proposed Action:

- Need to validate Bolton/State fire codes, NFPA 1 3-4.7 and 1 30-3.3.8.2
- Not addressed in current By-laws or Vermont Statues Condominium Ownership Act
- Advisory committee to be formed to update by-laws

2.) Items on decks

The Owners Forum received several concerns over items on decks.

Issues:

- Want Satellite Dishes
- No Satellite Dishes
- No Fire Wood
- No Trash
- How to address offenders

Proposed Action:

- Advisory committee to be formed
- Update by-laws accordingly

From our current by-laws

Section 4, RULES OF CONDUCT

(c) Hanging garments, rugs, etc., from the windows or from any of the facades of the project is prohibited.

(e) No owner, resident, or lessee shall install wiring for electrical or telephone installation, television antennae, machines, or air conditioning units, etc., on the exterior of the project, or that protrude through the walls or the roof of the project, except as authorized by the Association.

3.) Property Maintenance Surveillance activities

The Owners Forum received several concerns over Bolton Property Maintenance entering units to do surveillance activities.

Issues:

- Owners do not want surveillance on their unit
- Owners do want surveillance on their unit

Proposed Action:

- Suggest a form for owners to indicate their wishes
- Advisory committee to be created
- Will need to address with new Property Maintenance team, surveillance activity was included in the RFP
- Update by-laws accordingly

Excerpt from Bolton Property Management Agreement:

V. Building Services (NO LABOR CHARGE)

A. Surveillance of unoccupied units on a weekly basis to:

1. Check for vandalism and/or unauthorized use.
2. Adjust thermostats and close flues.
3. Close and lock windows, sliding glass doors and entry doors.
4. Check plumbing.
5. Check fire extinguishers and smoke detectors.

B. Maintenance inside individually owned units

Labor for the following will also be without charge:

1. Toilet adjustments.
2. Light bulb replacement.
3. Door adjustments and window adjustments.

4.) Property Management does not have proper mailing address for some Owners.

Owner's forum received updated address from owners and currently working with directors and Property Management to update mail list.

Issues:

- Bolton Valley Property Management does not have current owners address
- Need to insure new Property Agent has proper contact information

Proposed Action:

- Owners Forum is maintaining a current owners contact list
- Suggest a form for each owner to verify their contact information

5.) Maintenance Owner Notification Policy

Maintenance must be scheduled with owner if entry is needed in non-emergency situations.

Issue:

- Note on door is not acceptable
- Owners willing to give unit key to property management
- Need to have an agreed upon procedure for new Property Management team

Proposed Action:

- Leaving message on Owners answering machine is acceptable
- What to do if owner is unresponsive?
- If no answer machine, best effort to contact owner is acceptable?
- See Village Contact List for phone numbers
- Minimum of 48 hours notification?
- Owner's forum has created a Village notification policy, needs approval
- Advisory committee to be formed
- Update by-laws accordingly

6.) Village Emergency Procedures

Advisory Committee compiled contact list of owners and utility phone numbers.

Issue:

- Building needs a fire pre-plan
- Evacuation procedure
- Village Condo Building A/B Layout diagrams, ie floor plan
- Cannot get stretchers down stair well ramps

Proposed Action:

- Advisory committee to be formed
- Check procedures for the various Bolton Associations
- Discuss with local fire department and utilities companies
- Work has begun for the installation of sprinkler monitoring equipment

7.) Pets

Several concerns have been raised about pets, we have many in our buildings.

Issues:

- Owners want pets
- Owners do not want pets
- Suggested only Owners can have pets
- Suggested only one pet per unit
- Many owners have more then one pet

Proposed Action:

- Advisory committee to be formed
- Update by-laws accordingly

8.) Delinquent Association Assessments

As of 12/31/03 the Village Association has over \$22,000 due from owners who have not paid their quarterly assessment monies. Many of these are over 90 days.

Issues:

- Need to be understanding and help owners get caught up
- We have given owners a chance and its time to take legal action
- Association should start charging interest
- Interest will only curtail the owners getting caught up

Proposed Action:

- Advisory committee to be formed
- Take appropriate action, notification letters etc.
- Update by-laws accordingly

9.) Stove and Fireplace ash deposit container

Issues:

- Residents need a safe place to deposit stove and fireplace ash
- Other Associations are utilizing ash containers, approved for this use

Proposed Action:

- Advisory committee to be formed
- Obtain fire code recommendations
- Take appropriate action, ash receptacles, notification letters etc.
- Update by-laws accordingly

Rental Water Heater Replacement:

Many of our units at Village have rental hot water heaters from Green Mountain Power that were installed in 1981 and are in need of replacement. Catamount Heating or Lakeshore Mechanical replaces Green Mountain rental hot water heaters at no cost. Noranne Nielsen, one of our owners has done research on the Marathon water heaters and installed the 50 gallon (regular) model in their two bed room unit as indicated below. Be certain to have a drip pan installed for about \$25 dollars, to prevent water damage in the event of leak; your downstairs neighbor will thank you too.

Contact: Green Mountain Power,
Phone: 802-658-8000 or 1-888-835-4672
Web Site: www.greenmountainpower.biz
EMail: callcenter@greenmountainpower.biz

Energy Plus: Water Heaters - Microsoft Internet Explorer

File Edit View Favorites Tools Help **Send**

Back Forward Stop Home Search Favorites Media Print Mail

Address http://www.gmpvt.com/energyplus/electric_water_heaters.shtml Go

GREEN MOUNTAIN POWER On. Every Day. E-Care Energy 101 Business Builder At Your Service **Energy Plus** Who We Are

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As a Green Mountain Power customer, you may want to consider renting rather than purchasing a water heater. We rent state-of-the-art, 92-94 % energy-efficient Marathon Water Heaters to fit your budget and your household needs.

We fully back our rental water heaters, both during emergencies and for routine repairs. Our authorized plumbers are available to you 24/7 for emergencies, and free of charge for parts and labor.

The first step is to determine what size water heater you need. We will install it free of charge. After that, you pay as little as \$10.50 per month. (Some restrictions may apply.)

Size (gallons)	Dimensions (inches)
15	36.62 x 21.62
40	65 x 22
50	66 3/4 x 24 1/2
50 short	47 1/4 x 29 1/4
75	62 5/8 x 29 1/4
85	70 x 28 1/4
105	70 3/4 x 31 1/4



For more information about Marathon Water Heaters, go to www.marathonheaters.com. For purchase or rental prices or more information, call us toll-free at 1 (888) 835-4672 or e-mail us at callcenter@gmpvt.com.

Don't wait for an estimate. Go to **e-Meter** and set the dials spinning

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