
BOLTON VALLEY VILLAGE ASSOCIATION

Volume 1, Issue 2

September 2003

Welcome

Mission Statement

Kurt Ries

Advisory Committee Representative

A Village Association Advisory Committee was formed to assist the Directors in monitoring cost, tracking tasks and facilitating the repair needs to the Village Condominium Buildings A and B.

Advisory Committee members:

Joe Kareivis, Jim Thornton, Amy Plimpton,
Mike Rosenfield, David Parot, Kurt Ries

This Newsletter and the Owners Forum are in place to promote timely communication between the Village Association and the unit Owners. The forum is a place to quickly disseminate information to the Owner's on proposed actions of the Association, along with a convenient way for the Owners to express their opinions and wishes with written responses of news, updates, questions, comments and complaints. The Forum is accessed via Internet Web Site. email or Postal mail.

INSIDE THIS ISSUE

Welcome

Events and Activities

New Village Condo Maintenance Supervisor

Blue Flame Gas Fixed Cost Pricing

Replacement Window Quotes

Maintenance Task List

Guidelines for Community Living

Events and Activities:

Next Annual Association Meeting:

Saturday October 25, 2003 9am EST

Association Meeting Agenda:

Agenda will be mailed out September 20th, please submit any items to be discussed to the owners forum ASAP.

Association Presidents Meeting:

August 2003, Bankruptcy proceedings causing delays in scheduling meeting

Guidelines for Community Living:

The Guidelines for Community Living is an approved Courtside Association document used in conjunction with their By-Laws. The Village Association is proposing adopting this document to be used in conjunction with the Village Association By-Laws at the next annual meeting.

Please review the attached document to be voted on at the next annual association meeting.

As reference, a copy of Village Association current By-Laws and Vermont Statutes, Condominium Ownership Act can be obtained on the Village Association Web Site or by contacting the Owners Forum.

New Village Condo Maintenance Supervisor:

Bolton Valley Management has hired a new Maintenance Supervisor, Steve Butler (802-434-3444 x1051). His responsibilities include the Village Condominium maintenance activities, replacing Garth Warren in this capacity. Steve lives in Waitsfield and brings to the table a wide breadth of experience and will be an integral part of helping to formalize the procedures and processes to be used by Bolton and the Associations.

Building inspection repairs have begun:

Continued on page 2

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 requests.

The Owners Forum in no way replaces contacting the Directors directly, it is simply a way to compile owner wants and needs to assist Directors in the decision making process.

Folks, help us get information to and from you in the most expedient manor possible.

If you utilize email on a regular bases, please assist us by sharing your email address for the sole purpose of distributing Village Association Advisory Committee 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 Advisory Committee information by postal mail. Please advise...

Thank you for participating in the Village Association decision-making process!
We cannot meet your needs if we do not know what they are,
-Village Advisory Committee

Making good headway on the roof repairs. Much of the structural, stucco damage and rot repairs are being addressed. See Maintenance Task List for details.

How is all this going to help?

To address on-going repair and maintenance issues the Advisory Committee is closely monitoring the Association expenditures and repair needs. We have engaged Bolton Valley Management/Maintenance in weekly reviews of the Maintenance Task List. The task list is a dynamic document in the form of a spreadsheet that tracks tasks start/end dates along with costs and will continue to evolve to meet our needs. In this way we have the ability to accurately account for and drive current task activities, along with forecasting and prioritize future tasks.

As an owner, you should familiarize yourself with the Maintenance Task List and keep the Advisory Committee updated on your wishes and needs.

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

- Village Advisory Committee Action Items
- Current Maintenance Task List
- Owners, Emergency and Resort Contact list
- Bolton Valley Management and Maintenance Agreement
- By-Laws and Declarations
- Proposed Living Guidelines
- Vermont Statutes, Condominium Ownership Act

Village Advisory Committee Action Items:

Building Inspection:

Based on the Village Building Inspection performed 05/28/03, and the Committees agreed upon prioritization of tasks, insure there is a Work Order open for each task.

Work Order Process

Define and document the proper process for engaging Bolton Property Maintenance.

Owner Notification Policy

Maintenance has agreed to scheduled via phone call, at least 48 hours in advance with owners if entry is needed to their unit in non-emergency situations.

Village Emergency Procedures

Folks,

If you would like to lock in a good fix rate for your propane needs call Blue Flame Gas *immediately*.

Please be certain to thank David Parot for doing the legwork and getting us the best rate going!

The following is a transcribed fax from Blue Flame dated 08/28/03.

Call Blue Flame now!

-Kurt

Blue Flame Gas
P.O. Box 599
Waterbury, VT 05676
802-244-1811

David:

There are 2 plans that Blue Flame Gas is offering to secure the price at \$1.499 per gallon for the condos at Bolton Valley. If the owners do not contact us to sign up for either of these plans the price will not be locked in and may increase if the market price of propane rises.

Plan #1

Prebuy: The customer may prepay for their propane locking the price for the season.

Example: customer uses 350 gl per year
Customer sends \$524.65 (350 gl x \$1.499) to pay for the seasons gas.

Plan #2

Cap: The customer pays a fee (6% of gallons) and their annual usage is figured at \$1.499 per gallon and divided into monthly payments.

Example: Customer uses 350 gl per year
Fee would be $350 \times .06 = \$21.00$
Monthly payments for 8 months would be- \$65.58
($350 \text{ gl} \times \$1.499 = \524.65 divided by 8 = \$65.58)

Please have the condo owners or residents call us to send contracts out ASAP.

Yours truly

Blue Flame Gas

Unit Window Replacement:

Please continue to contact Steve Butler (802-434-3444 x1051) of Bolton Property Maintenance in regards to your units window replacements needs. This will insure we continue to weather tight our buildings.

As of 08/08/03 Bolton Valley Property Management is quoting the following cost on window replacements, please note that this is the actual cost to the Owner and not an estimate.

Window/patio door prices are as follows:

Single Pane	\$ 500.00
Double Pane	\$ 920.00
Triple Pane	\$1250.00
Patio Doors	\$1350.00

Prices include installation, along with trim inside and out. Painting of the inside trim is not included in the above quoted pricing and at the owners discretion, the inside trim can be painted at an additional cost of \$72.00 per job.