



## The Aspens

Condominium Owners  
Association, Inc.

McCallAspens.com

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July 25, 2015

Dear Aspen Homeowners:

This notice includes several important issues that the Board would like to bring to your attention so please **read carefully**.

- 1) This is a last reminder that the Planned Roof Assessment is due in full by August 1<sup>st</sup> if you want to avoid the 6% annual interest rate (payments received after 8-10-15 will not qualify). If you are combining your monthly HOA dues with a roof assessment payment, make sure your check memo denotes that and specify what payment plan you have chosen. Example: Aug HOA(\$276)1 Yr Roof(\$688.53). Your check would total \$964.53 for both amounts notifying our bookkeeper that you have chosen the one year payment option. You can also insert an explanation for clarification in your mailing. **Note: There was an error in the 6-1-15 Letter to Owners stating the One Yr Payment Option for Units 51-60 was \$438.74 and should have stated \$385.41.** The sooner owners pay off their assessment, the sooner we can complete the project. **Pricing is only guaranteed for two years and is subject to change if we go beyond that.** We will provide an update after we assess the amount of funds received in August and will schedule our first phase of roofing for early Fall after Labor Day.
- 2) We have a new bookkeeper who is working diligently on transferring Estel's years of handwritten ledgers into user friendly software that will introduce us to the 21<sup>st</sup> Century. His name is **Todd Lancourt** and his cell number is **(208) 861-7624** and his email is **toddlancourt@gmail.com**. Todd is a certified bookkeeper and owns his own business, INTUITive Bookkeeping. The Board had two excellent final candidates to select from and we appreciate your input in referring applicants. Please contact Todd for focused billing inquires and understand we are in a period of transition. **It is each owner's responsibility to keep Todd updated on your current mailing address, email address and phone numbers.** Providing your email will reduce COA costs for future notifications!
- 3) This is a **STRONG WARNING** to routinely check your unit for maintenance issues and repair or replace anything that may cause potential damage...Be Proactive! You also need to make sure you have an adequate **condominium insurance policy** to cover damages incurred. This issue has been previously addressed a number of times and the Aspens COA Board of Directors will be requesting proof of such in a future mailing. Proper insurance coverage was thoroughly discussed at our Annual Meeting 3-19-15 as noted in the follow-up owner mailing dated 3-29-15 of the Annual Meeting Minutes. Specifically,
  - A) **No unit should have a water heater exceeding 20 years of age.** Sean from CTR (Cleanup & Total Restoration) recently advised that Crystal

Beach Condos mandate replacing water heaters every 7-8 years. If owners don't voluntarily do so, their COA schedules it and charges them. Since enacting that mandate, Sean is not aware of any damages/claims that have occurred.

Recommendations are made to put something on your water heater as a reminder to change the anode rod every 6-8 years. Annually test the T&P (temperature & pressure) relief valve and flush the tank. **A failed T&P valve can result in serious damage.** It may be wise to schedule an annual service call to have this done by a qualified/licensed service technician or plumber.

- B) **No unit should have original toilets.** One unit recently had two Norris toilets crack within 10 days causing damage to two units. Fortunately, the owner discovered the first crack quickly and although not present for the second incident, had the water turned off per our 2012 Emergency Mandate.
  - C) **Check all interior plumbing for corrosion and leaks and repair/replace as needed.** Owners are responsible for the maintenance of their units from the studs in, as well as damage to other units for failure to do so.
- 4) The Board has noted various owner concerns about improving and maintaining the appearance of our grounds. The Board has developed a Maintenance Calendar and we are working with our Property Manager, Jim Staup, to further improve upon it and meet specified deadlines. More specifically,
- A) weeding and edging of flower beds prior to proper planting of new perennials and laying bark will be completed on or before June 15<sup>th</sup> to ensure we receive a full season of return on our investment;
  - B) fall and spring treatment of dandelions before they seed;
  - C) more routine and proper trimming of trees and shrubbery;
  - D) cleaning up overflow areas and keeping unsightly growth down;
  - E) immediate attention toward sanding and staining handrails to upper units;
  - F) immediate attention toward cleaning up growth and improving the grounds behind Building C (units 15-22) with bark laid along the fence;
  - G) immediate attention toward laying larger bark in "cut-out" areas by stairways;
  - H) immediate attention toward weeding, trimming shrubbery and laying bark at south end of pool area along the fence (with eventual replacement of aging shrubbery);
  - I) immediate attention toward edging the tennis court and researching crack repair;
  - J) repairing vents so they open and close as scheduled for winter and summer seasons; and
  - K) verifying that all units have vapor barrier properly covering exposed ground in crawl spaces by Sept. 30<sup>th</sup>.

Two Aspen Owners will also be working with Jim to assess the air flow in our crawl spaces to ensure proper circulation. Recommendations will be made for improvements as needed. The Board has created a Repair History Baseline and is working on a COA Repair & Maintenance Guide to schedule routine projects (i.e. re siding, painting, re-surfacing parking lot, re-surfacing tennis courts, etc) so proper budgeting can be planned. I

can assure you that your current Board is very focused on considering the best interest of all owners as well as making things more efficient (and easier) for The Aspens COA and future Board Members!

Please be patient as we work together to improve our grounds & maintenance to make everything look more crisp and vibrant. We understand that attention to these issues help preserve our landscaping investments which improve property values and enhance the overall appearance of our complex. We will plan a Spring Clean-Up next year currently slated for Memorial Day weekend. Also, be sure to **let Jim know when he is doing a good job!** He has been with us since the beginning. Some of his recent accomplishments include:

- 1) Weeding and adding bark to flower beds...this will be done sooner next year;
- 2) Planting some annuals for color...future focus will be on increasing perennials.
- 3) Adding top soil to units 10-13, 34-35, 44-49 (owners are responsible for weeding and maintaining our walkways);
- 4) Repairing cracked asphalt (\$1,900);
- 5) Repairing pipe break and re-designing pool pipes for more efficiency to reduce costs;
- 6) Repairing a burst sprinkler line in flower bed by tennis courts; and
- 7) Trimming around the grounds and clearing dead trees behind Building D.

Board accomplishments during the present tenure include but are not limited to creating a Maintenance Calendar, creating a Board of Directors Guide, establishing Job Descriptions for Board & management positions, researching and changing bank accounts, securing our non-profit and corporate status, implementing planned roof project, re-structuring our bookkeeping, re-structuring our financials, creating a transferrable members list, creating new website with member email option, preparing a Budget Projection Guide, implementing the 2012 Emergency Mandate and planning an annual COA Clean-Up Day.

Lastly, a **special shout out** to owners Diane DeChambeau, Ellie Anderson, Donna Battazzo, Michelle Woods, Michael Jones, Gerald Smart, Steve Martinez and tenant Marilyn for taking the initiative and time to help improve the appearance of our common grounds by weeding flower beds, planting and trimming. I know there are others and we sincerely appreciate your contribution that benefits us all! It is also exciting to see some of the new home improvement and landscaped walkway projects being done by owners which also enhances our overall property values. Let's stay diligent in protecting our investments in the Aspens and 'Preserving a Lifestyle Together'.

Best Regards, Corrie



Corrie Jeglum, President

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**THE ASPENS PLANNED ROOF ASSESSMENT – PAYMENT SCHEDULE**  
**Payments to begin August 1, 2015**

**TOTAL COST OF PROJECT                    \$400,000.00**

**PAYMENT OPTIONS                    PAY IN FULL BY August 1, 2015 with NO INTEREST**  
**1 YEAR WITH 6% INTEREST**  
**2 YEAR WITH 6% INTEREST**  
**3 YEAR WITH 6% INTEREST**

<b>Units by % Ownership/HOA Dues</b>	<b>Ownership %</b>	<b># of Units</b>
Units 1-4, 9-14, 23-38, 43-50 (\$ 276/month)	2%	34
Units 5-8, 15-22, 39-42 (\$206/month)	1.50%	16
Units 51-60 (\$110/month)	0.80%	10

<b>Additional Assessment by Month</b>	<b>3 Yr by Mo</b>	<b>2 Yr by Mo</b>	<b>1 Yr by Mo</b>
Units 1-4, 9-14, 23-38, 43-50	\$ 243.38	\$ 354.56	\$ 688.53
Units 5-8, 15-22, 39-42	\$ 182.53	\$ 265.92	\$ 516.40
Units 51-60	\$ 97.35	\$ 141.83	\$ 275.41

<b>Total Monthly Dues w/Assessment</b>	<b>3 Year</b>	<b>2 Year</b>	<b>1 Year</b>
Units 1-4, 9-14, 23-38, 43-50	\$ 519.38	\$ 630.56	\$ 964.53
Units 5-8, 15-22, 39-42	\$ 388.53	\$ 471.92	\$ 722.40
Units 51-60	\$ 207.35	\$ 251.83	\$ 385.41

<b>Cost Per Unit with Interest</b>	<b>3 Yr/Unit</b>	<b>2 Yr</b>	<b>1 Yr</b>	<b>Pay by August 1 2015</b>
Units 1-4, 9-14, 23-38, 43-50	\$ 8,761.68	\$ 8,509.44	\$ 8,262.36	\$ 8,000.00 (No Interest)
Units 5-8, 15-22, 39-42	\$ 6,571.08	\$ 6,382.08	\$ 6,196.80	\$ 6,000.00
Units 51-60	\$ 3,504.60	\$ 3,403.92	\$ 3,304.92	\$ 3,200.00