Aspen Village Condominium Owners Association (AVCOA)

Board of Directors

January 2026 – Quarterly Newsletter

Dear Members of AVCOA:

IMPORTANT NOTICE FOR 2026

ONE-TIME SPECIAL ASSESSMENT

This past summer, our community completed several important improvement projects that were necessary to protect property values and maintain the long-term integrity of our shared infrastructure. The largest of these efforts was the asphalt chip seal project, which totaled nearly $200,000. While these improvements were essential, the cost significantly reduced our reserve account.

To remain fiscally responsible and ensure the Association is prepared for future capital expenses, the Board of Directors has voted to implement a One-Time Special Assessment for the year 2026. This measure is necessary to replenish our reserves to a healthy and sustainable level.

One-Time Special Assessment Details:

- Total Additional Assessment: $1,300 per unit

- Payment Options:

• Monthly: $108.30 added to each owner's billing statement beginning January 2026 (This method will be assumed unless other arrangements have been made),

or

• Full Payment: If full payment option is selected, full payment of $1,300 is required by January 31st of 2026.

- Deadline: Regardless of payment method, the assessment must be paid in full by December 31, 2026.

This one-time special assessment will restore our reserve account to our target range of approximately $250,000. Maintaining strong reserves is critically important for HOAs, especially because we are not permitted to borrow funds. When major capital expenses arise—such as roof replacements, paving, or structural repairs—we must have the financial capacity to address them promptly and responsibly.

We understand that additional assessments can be challenging, and we do not take this decision lightly. The Board is committed to safeguarding the financial stability of our community and ensuring that necessary infrastructure can be maintained without compromising long-term planning.

Thank you for your understanding, cooperation, and continued support of our community. If you have any questions, please feel free to contact a member of the Board of Directors.

OPERATING BUDGET FOR 2026

The preliminary 2026 budget was presented and approved by the board members on November 15, 2025. Copies of the budget will be available at the annual meeting.

The Board works diligently to be fiscally responsible in all decisions surrounding AVCOA and The Club funds.

COMMUNITY DIRECTORY

A directory of current Aspen Village Condo owners was sent out via email in 2025. The directory list includes the unit number, owner(s) name, telephone number, and email. If your information needs updating or if you decide at any time that you do not wish to be included in this community directory, please send an email to AVCOAMcCall@gmail.com to opt out.

TRAILER PARKING, ABANDONDED VEHICLES, OFFSITE TRAILER PARKING

Owners: Please post this in your condo unit for your guests and provide this information to your Property Manager if you use one.

The winter snow is here and the commonly-owned parking areas are in very short supply! The summer boat and trailer parking area behind the convenience store is now a prime snow storage area.

The parking areas to the north and east of The Club are reserved exclusively for The Club patrons. The use of The Club by outside patrons' increases in the fall and winter and The Club patrons are told not to park in the parking spaces belonging to the surrounding condominium units. Note: the payments to AVCOA by these outside The Club patrons go a long way toward covering the cost of operation of this facility, and that means lower dues levels than AVCOA owners would otherwise have to pay.

Each owner has personal rights to the "limited common area" parking space associated with his or her unit (the space within the garage and the space directly in front of the garage door). Parking in any other area must be in accordance with the rules established by AVCOA for the benefit of ALL owners.

"Common" parking areas are those few spaces not in front of garage doors of any units. Short-term parking of vehicles in the common parking areas is allowed on a first-come first-served basis. Long-term parking of extra vehicles in the AVCOA common area is not permitted. Such vehicles encroach on the common area owned by all units and directly interfere with snow removal efforts. This increases the Association's (your) costs. When such vehicles are identified, we attempt to find the owner(s) and notify them that such parking is not acceptable. Without quick response from the owners, the vehicles will be reported as abandoned and removed from Aspen Village. The owners will have to negotiate their release and pay the costs of removal as well as storage.

Signs for parking and no parking areas have been installed around Aspen Village. As the signs at the entries indicate, bringing trailers into Aspen Village and parking them in the common parking areas or along the side of the roads is not allowed. The signage indicates the vehicle will be towed at the owner's expense and gives the phone number for the business that does the towing (Brown Towing).

OFF-SITE TRAILER PARKING: The City of McCall has snowmobile trailer parking available in two locations. The City's Mill Road Parking Lot is located just north of the Pine Street/Mill Road intersection near the city boat launch/marina area and near the Golf Course Parking Lot located at the east end of Reedy Lane. Parking at these two locations are available with no charge. The City has published a small information sheet, "SNOW IN THE CITY, SNOWMOBILE TRAILER PARKING GUIDE" that can be picked up at City Hall, next to the Library at the south end of 2nd Street and is also available on their website: www.mccall.id.us under the Snow in the City tab.

REMINDER OF OWNERS INSURANCE LIABILITY

As owners in Aspen Village, you need to make sure your interest is adequately insured. For your protection, your unit including the personal property and the improvements within need to be included in that insurance policy. Additionally, you need to make sure you are carrying adequate liability coverage in the event of a loss for which you are responsible.

AVCOA insures the property/liability for which we are responsible for across the complex. In general terms, everything outside your unit. You are responsible for the interior of your unit.

The following are two losses owners experienced: An upstairs unit's hot water tank leaked causing water damages to both the upper and lower units. The insurance company covering the upper unit paid to repair their insured's unit. It denied payment to pay for the damage to the lower unit. The lower unit's insurance company paid to repair the lower unit less the owner's deductible. The lower unit's owner is out of pocket for a problem he/she didn't cause.

This doesn't sound fair, but a large national insurance company settled both of these recent claims the same way. Their basis for the decision is based on Idaho Law.

If you rent your unit, you need to make sure your insurance professional as well as the insurance company are aware of this activity. There are some unique coverages and exclusions to policies insuring condo units/dwellings that are rented.

As a rule, condo insurance is affordable. There is no reason to cut corners covering your unit. It is your responsibility to have the insurance in place.

AVCOA ANNUAL MEETING

The AVCOA Board has set the time, date, and location for the 2026 annual meeting of Owners. The unofficial notice and basic agenda for the meeting is below. **The official notice, RSVP and proxy forms are NOT included with this mailing. These documents will be mailed in early 2026 as required by the bylaws**.

NOTICE OF ANNUAL MEETING OF MEMBERS

SATURDAY, MARCH 14, 2026, AT 10:00 A.M.

THE CLUB AT ASPEN VILLAGE

DATE OF THIS NOTICE: JANUARY 1, 2026

AGENDA FOR THE ANNUAL MEETING OF MEMBERS

1. **SIGN IN/ROLL CALL OF OWNERS**

2. **PROOF OF NOTICE OF MEETING**

3. **REVIEW AND APPROVAL OF THE MINUTES OF THE ANNUAL MEETING OF MARCH 8,**

2025.

4. **REPORT OF THE TREASURER: PRESENTATION OF THE AVCOA FINANCIAL REPORT**

FOR THE FISCAL YEAR WHICH ENDED DECEMBER 31, 2025

5. **REPORT OF THE PRESIDENT**

6. **NOMINATION AND ELECTION OF AVCOA BOARD OF DIRECTORS**

7. **SPECIAL MOTION TO PROVIDE FOR CARRY-OVER OF AVCOA FUNDS FROM YEAR TO**

YEAR AS REQUIRED BY THE IRS

8. **OTHER BUSINESS TO BE BROUGHT BEFORE THE MEMBERS**

9. **ADJOURNMENT**

It is important that we can get together to review and discuss matters related to our association as well as meet your neighbors. Please attend if you can.

AVCOA DIRECTORS

At the annual meeting, we will need to elect two directors. Directors Travis Leonard and Joanne Graff will complete their terms at the 2026 Annual Meeting. Both directors have indicated a willingness to continue to serve. The other board members and their term completion dates are as follows: Vicki Cridlebaugh and Rob Lohrmeyer term will expire at the 2027 annual meeting. Directors John Ziel, Don Gentile, and Katie Cook term will expire at the 2028 annual meeting.

REQUIRED CHIMNEY SWEEPING

Heartland Chimney Sweeps of Council, Idaho has done a good job of performing the **insurance required** chimney sweeping and optional dryer vent cleaning during 2014-2025 so we returned to them to negotiate an agreement for 2026.

The 2026 pricing will be $91 per chimney cleaned and we have accepted their proposal. The charge will be added to your monthly HOA invoice after the chimney cleaning has been completed in Aspen Village.

PLEASE NOTE: If you do not provide access when they are ready to clean the chimney in your unit, you will be charged the $91 fee and you will be required to arrange to have your chimney cleaned on your own and provide AVCOA with proof it has been cleaned. (That cost may be much higher than the $91 per chimney Heartland is charging during the bulk cleaning.)

Exceptions to the required chimney sweeping are as follows:

1. Units where the stove has been physically removed or changed to an alternate fuel source.

2. Units where the owners/occupant have not/do not/and will not use their wood burning heating

   systems.

3. Units where the owners arrange for a professional chimney sweep to perform the required

sweeping independently and provide AVCOA with written documentation that it has been

accomplished.

If your unit is in one of the above groups, complete the **NO CHIMNEY SWEEPING REQUIRED** form on the attached page and return it to the address listed on the bottom of the form.

NOTE: If we do not receive a completed form from you and the chimney is swept due to lack of information, you will be charged for the sweeping.

(Owners in building B are not required to do anything since there are no chimneys in that building)

DRYER VENT CLEANING

Heartland proposed a 2026 price of $45 per vent cleaned. We have accepted their proposal. If you are interested in having your dryer vent cleaned, complete the attached form and return it to the address listed on the bottom of the form. Heartland will clean your dryer venting during the same time period they are performing the required chimney cleaning.

NOTE: If you sign up for the dryer vent cleaning service and do not provide access when they are ready to clean the dryer vent in your unit, you will be charged the cleaning fee.

COLD WEATHER AND CHECKING OF CONDOMINIUMS

Winter is here so please make a careful check of your unit and be sure of the following:

1. The thermostat is turned up sufficiently to provide appropriate interior heat.

2. The hot water heater is turned on (especially those in garages or garage closets).

3. Cupboards adjacent to exterior walls (especially those including water supply pipes or

drainage lines with traps) are left open to provide for circulation of the heated air of the unit.

AVCOA EMERGENCY CONTACTS:

Please post these numbers in your unit for quick access.

BUILDINGS AND GROUNDS: Doug Moore, cell 208-989-4433, shop 208-634-7577

THE CLUB: Sean McCallister, Manager, THE CLUB front desk 208-634-5838

SPARKLIGHT: Tech Support, 877-692-2253.

If there is a problem with the internet in a unit, call Tech Support and be prepared to provide your unit's account number, address, including your unit number, and the serial number of the Eero (located on the back of the white Eero). Each unit has a separate account number and here is the link to find your unit's account number:

OneDrive\AVCOA\AVCOA Correspondence 4\Sparklight Unit Account Numbers.xlsx

WRITE DOWN YOUR ACCOUNT NUMBER SO YOU HAVE IT FOR ANY FUTURE SPARKLIGHT PROBLEMS. DO NOT EXPECT TO GET HELP FROM SPARKLIGHT TECHNICAL SUPPORT WITHOUT SUPPLYING YOUR INDIVIDUAL ACCOUNT NUMBER.

AVCOA BOARD MEMBERS:

President – Travis Leonard #U124; email: travisjleonard@gmail.com; 208-469-0451

Past President- Vicki Cridlebaugh #R96; email: mrscritter57@hotmail.com; 509-552-6118

Vice President – John Ziel #Q88; email: boisenyyankeefan@gmail.com; 208-859-8654

Secretary – Joanne Graff #W1-145; email: joannegraff123@gmail.com; 208-841-5950

Treasurer – Don Gentile #Q87; email: dongentile1954@icloud.com; 208-859-9807

Director at Large & **Unit Improvement Requests** – Rob Lohrmeyer #R99;
email: mchomeid@gmail.com; 208-413-2128(leave message)

Director at Large – Katie Cook #F19 email: mkatiecook@gmail.com; 208-890-5790

ASPEN VILLAGE CONDOMINIUM OWNERS ASSOCIATION

Travis Leonard,

President

Aspen Village, 1607 Davis Ave, P.0. Box 3207, McCall, ID 83638,

Phone 208-469-0451, E-mail AVCOAMcCall@gmail.com

Attachments: NOTICE OF NO CHIMNEY SWEEPING REQUIRED Form

DRYER VENT CLEANING Form

2026 NOTICE OF NO CHIMNEY CLEANING REQUIRED!

Subject: **NON-USE of Wood-Burning Heating Systems or documented independent professional sweeping (Check the appropriate scenario below)**

_____The stove has been removed or changed to an alternate fuel source.

_____I/We have not used our wood-burning heating system, including chimney, during the 2024-

2025 heating season, and do not plan to use the system during the 2026-2027 heating

season.

_____I/We will independently have our chimney swept by a professional and will provide AVCOA

with appropriate documentation.

UNIT: _____ OWNER: _____

CONTACT TELEPHONE NUMBER: _____

RETURN TO AVCOA, PO BOX 3207, MCCALL, ID 83638 or email it to avcoamccall@gmail.com FORM MUST BE RETURNED BY 4/15/2026.

2026 DRYER VENT CLEANING

I/We hereby authorize AVCOA to have our dryer vent inspected and cleaned at our expense. For routine inspection and cleaning, I/we authorize payment of $45.

Should the routine inspection and cleaning of the dryer vent at our unit identify a need for significant additional maintenance, repair, or replacement, please contact us

UNIT: _____ OWNER: _____

CONTACT TELEPHONE NUMBER: _____

NOTE: If you sign up for the dryer vent cleaning service and do not provide access when they are ready to clean the dryer vent in your unit, you will be charged the fee.

RETURN TO AVCOA, PO BOX 3207, MCCALL, ID 83638 or email it to avcoamccall@gmail.com FORM MUST BE RETURNED BY 4/15/2026.