

MT. JUDAH CONDO NEWS

Fall Newsletter 2010 The Official Newsletter of the Mt. Judah Condominium Owners Association

GARAGE PARKING RULES

There have been some problems with members allowing their guests to park in the garage in other members reserved spots. This is not allowed. Please review below some important points in the Association Rules and Regulations which can be found in their entirety on the website, www.sierramntmgt.com.



Rule 2:
Section 2.1(a)
ALL vehicle use and parking areas within the complex are private vehicle use and parking areas subject to the control of the Board of Directors.

Section 2.2 "Parking".

(a) One overnight garaged parking space (day use skiers prohibited), shall be assigned to each Condominium unit. This means that unit has the sole use of the space and others may not use it without their permission.

(d) Vehicles parked in non-designated areas will be towed at the owners expense.

Section 2.4 "Association Extra Park-

ing Spaces".

There are two spaces in the garage marked MJCOA #1 and MJCOA #2 toward the south end of the garage on the west side. These are first come/ first serve basis subject to all parking rules.

Also owners were provided seasonal parking permits for additional vehicles. Please ask Village Service about where you can park if it is unclear. ❖

REMINDERS

*** Deck staining will take place after Labor Day, (late Sept. early Oct.). If you are planning a trip to your condo during that time you may want to check with Village Service so you are not inconvenienced.

*Snow Removal from your decks. Contact Village Service ASAP to schedule this. Keep your unit light and sunny without the snow buildup.

*Please remember that the hallways and the elevator are not playgrounds. Please be respectful of your neighbors.

*Sport equipment, skis and snow boards, etc... should never be left in the common area hallways. NO personal property may be stored in hallways.

*PLEASE clean up after your dogs.

*Recycle using Blue plastic bags. These bags should then be placed into the dumpsters along with your trash.

MANAGER
587-8647

July 31, 2010 Annual Members Minutes

1. CALL TO ORDER.

President Chris Parker called the meeting to order at 11:08 am.

2. A quorum was established. Three Class B members and 3 Class A members were represented in person, 7 proxies were received. All proxies were appointed to the Board of Directors thus surpassing the quorum requirement. The Board of Directors present were Chris Parker, Janell Adams, Steve Beatie, Dan Gross and Bob Sullivan. The owners present were: Adrianna Pope-Sullivan, Veronica Gross and Mrs. Milner. Also present were: Pam and Rick Gardner with Sierra Mountain Management, Jamie Haddad with Village Services

3. Introductions: Steve Beatie director of almost all base operations. Chris Parker, Director of Planning & Resort Development, Janell Adams, Mt. Lincoln LLC, Rick & Pam Gardner, SMM, Bob Sullivan, Director, Dan Gross, Director, Jaime Haddad, Village Services and members, Veronica Gross, Mrs. Milner and Adrianna Pope.

4. Approval of Minutes.

Dan Gross motioned to accept the minutes from the 2009 Annual Members Meeting. Janell Adams seconded the motion. It was unanimous.

5. Members Forum:

A. Chris Parker informed the Board and Members about the new trail leading to Lake Mary that Sugar Bowl is working on. Phase one is complete the trail begins at the pedestrian bridge and goes to the Lake Mary cabin. Additional phases will be added into the trail system. The trail is for hikers and bikers. Sugar Bowl has adult mountain bikes available (as well as helmets) free of charge to members. Speak to Village Service for more information.

Chris also spoke about future plans to build a pier at Lake Mary as well as extending the beach. Adriana Pope-Sullivan suggested having an annual fishing Derby for the kids. The Sullivan's also complimented the summer kids program.

6. Old Business.

A. Heating and cooling system; Dan Gross reported on the changes and repairs to the system that has been done. A bypass valve was installed to prevent the fan coil hot water from pumping through the building 24/7. The hot tap water still needs to circulate so that it is readily available to all units.

Additionally the temperature setting for the system bringing in outside air has been adjusted to make the most of cooler outside air.

B. We will continue to look into "quiet" in unit air conditioning units that could be made available.

7. New Business:

A. 1. Building maintenance: Decks and railings will be stained in the fall after Labor Day. Owners will be notified of the date.

2. Landscaping; Adrianna Pope-Sullivan asked if more trees could be planted. The Landscaper will be contacted and asked for his recommendation and Mgt. will get back to the Board.

B. Owners are reminded that if they want snow removal done on their decks they should contact Village Service in the fall to set this up. After many large snow falls it is difficult to get in there to remove compacted snow.

C. Mrs. Milner asked about the snow removal in front of the garage on Friday evenings and Sunday afternoons. Steve Beatie said they are working to improve service. Owners may call Village Service to make sure it is cleared.

D. The garage has not been washed out this season. It will be added to the annual maintenance list by Village Service.

E. Owners are reminded that the blue bags with recyclables are to be placed in dumpsters. The disposal company goes through and pulls them out.

F. Next Board meeting has been set; Friday Oct 22, 2010, 2 PM Village Hall.

8. Financial Report.

A. Rick Gardner went over the financial reports as of July 31st. A few corrections were made to the balance sheet. The snow removal line item will be removed from the budget as it is now included in the maintenance contract. In Sept. Mgt. will provide a pro-forma budget for the Board to review and then the budget will ratified at the Oct. meeting and distributed to the members. Anyone wishing for a financial statement may contact Mgt. at any time.

9. Adjournment.

Chris moved to adjourn the meeting at 12:09 pm. Steve seconded the motion, which passed unanimously.

MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION COLLECTION POLICY

January 1st – Annual assessment fee is due. Copy of collection policy included in Invoice.

February 1st – 1% finance charge added. Overdue letter 30 days

March 1st – 1% Finance charge added to statement. 60 days

April 1st. - 1% Finance charge and Late fee of 10% of assessment added. 90 days.

May 1st - 1% Finance charge added. Warning letter of fees that may be incurred if sent to collection service requesting they contact management concerning bringing the overdue account current.

1 % finance charge added on the first of each month continuing until the debt is paid.

June 1st – Certified letter with letter of intent to send to collection with collection fees listed.

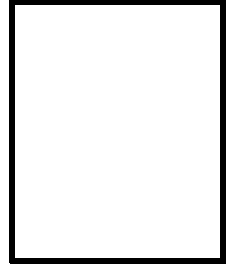
July 1st – Turn over to Trustee service.

BOARD OF DIRECTORS

President - Chris Parker
Vice President - Steve Beatie
Sect/Tres.– Janell Adams
Director – Bob Sullivan
Director - Dan Gross
Manager - Pam Gardner
Phone - (530) 587-8647
pam@sierramntmgt.com
Web Site:
www.sierramntmgt.com



MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION
c/o SIERRA MOUNTAIN MANAGEMENT
P.O. BOX # 11110
TRUCKEE, CA. 96162



 ***THIS IS NOT JUNK MAIL*** 

Planning an interior change?

You can print the Architectural Review Application by going to
www.sierramntmgt.com.

Click on the “Associations” button and then the “Mt Judah” button.

The link to the application is at the top of the Mt. Judah home page.

Mail your completed form and plans to:
Mt Judah Condominium Owners Association
POB 11110
Truckee, CA. 96162

The Board will review and approve or make any necessary changes.