

MT. JUDAH CONDO NEWS

Winter Newsletter 2011

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

FANCOILS & FIREPLACES

Recent Board approved Rules and Regulations change. The document in its entirety is available at the website, www.sierramntmgt.com

The following excerpts are the changes that have been made.

Page 6, Section 1.3, "**Maintenance of Exterior Utilities**" (b). Notwithstanding the provisions of section 1.2(a), fancoil units in their entirety are considered common area property. All care and maintenance related to the heating system will be the Association responsibility. The Association will coordinate repair of reported problems. Filters are changed annually. Owners may wish to change them more frequently, they may arrange for Village Service to take care of this. Owners who cause damage to equipment by changing a filter themselves or damage a thermostat will be responsible for repairs.

Page 5, Section 1.2(a), at end of paragraph;

Gas fireplaces are the owners responsibility. An owner may remodel, replace or remove a fireplace WITH Association Board approval. *See interior change application if you plan a change.

MANAGER
587-8647

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Jan. 28, 2011 Draft Board Minutes

MT. JUDAH CONDOMINIUM OWNERS ASSOCIATION

Board Meeting

Jan 28, 2011

MINUTES

1. CALL TO ORDER

President Chris Parker called the meeting to order at 4:06 PM. Directors; Janell Adams, Steve Beatie, Dan Gross and Bob Sullivan were also present. A quorum was established. Members present; Adriana Pope. Also present from Sierra Mountain Management were Rick & Pam Gardner as well as Jaime Haddad with Village Service.

2. APPROVAL OF MINUTES

Dan Gross moved to approve the previous Board minutes on 10/22/10. Janell Adams seconded the motion, which passed unanimously.

3. MEMBERS FORUM

- A. Dan Gross asked about the Village Service individual unit fee being a required fee that would be rolled into the Mt Judah HOA annual fee. The governing documents do not allow this and Chris also checked and found it would not be legal.
- B. Bob Sullivan asked about X wire for the building. V.S. will look into it.
- C. Valerie Ambwani sent in an e-mail with some concerns,
 - a) She suggested large washer/dryer units installed in the garage. V.S informed the Board some members had installed larger washer and dryers in their units. Also V.S provides a service to take laundry items to the Laundromat for contracted members.
 - b) Parking in the garage is getting full over busy holidays. V.S does monitor the garage. Parking permits need to be used by renters and overflow may be parked in the outside lot. Check in with V.S. with extra vehicles. Garage codes to be changed next season.
 - c) She asks for hard keys as well as card keys for the patio door. At this time the card keys seem to be working.
 - d) Snow removal in front of the garage built up during the holiday storms. V.S continues to improve on the snow removal.

4. OLD BUSINESS

- A. The heating of the building has been much more comfortable this season. The hallways have not become too hot.

5. REPORTS

- A. The Board reviewed the financial statements. The insurance line item was high because the 2010 policy was paid in Jan. and the 2011 policy was paid in Dec. We will have the accountant show as a prepay.
- B. The utility allocation reimbursement for 2010 of the spaces currently used by V.S will be presented at the next meeting.

6. NEW BUSINESS.

- A. Service agreements for maintenance on the boilers and the elevator were signed by President Chris Parker.
- B. The Board made a clarification of common area property.
 - 1) The fan coil units in their entirety (piping, electrical, controls, thermostats, etc...) will be considered common area property of the MJCOA. And as such, all care and maintenance related to the heating system is the responsibility of MJCOA. If there is a reported problem related to heating or

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Parking continued

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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 Parking 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 ad-

REMINDERS

No BBQ's are allowed on decks. The Rules and Regulations do not allow for this nor will the insurance company allow this.

*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.

*Trash may not be left in the hallways. All trash must be placed in the trash bin. ❖



Planning an interior change??

Go to www.sierramntmgt.com

Associations/MT Judah /Forms

to comply with Rules and Regulations

Mail your completed form/plans to Mgt.

(Mt Judah Condominium Owners Association, POB 11110,
Truckee, CA. 96162)

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

MINUTES continued

(Continued from page 2)

ventilation, the MJCOA manager will contact V.S. to coordinate the work. Annually the filters are changed and belts inspected. Owners may wish to change their filters more frequently at their expense. Owners who cause any damage to the unit by changing a filter by themselves or who cause damage to the thermostat will be responsible. Dan gross motioned to accept this clarification and Steve Beatie seconded. It passed unanimously.

2) Fireplaces are the owner's responsibility; the gas line and flue are common area. An Owner can remodel, remove or replace a fireplace at their expense and with the consent of MJCOA. Dan moved to approve. Steve seconded the motion, which passed unanimously.

C. Building maintenance. All exterior man doors are being tuned up at developer's expense. Dan asked whether snow load brackets and boards were something that might be needed for window protection. At this time the Board does not see a need for them.

D. For emergency temporary heat in a unit Dan motioned to approve MJCOA purchase 6 space heaters. Chris seconded the motion. Unanimous. Heaters to be stored in fan room accessible by V.S.

E. The next Board meeting will be 4/21/11 at 3pm. The Annual Members meeting will be scheduled for a Sat. in July.

7. ADJOURNMENT.

Chris motioned to adjourn at 5:27 PM. Steve seconded the motion, which passed unanimously.

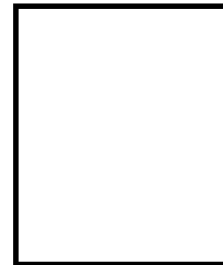
BOARD OF DIRECTORS

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

<http://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*** 

CALENDAR OF EVENTS

March 20th	First day of Spring
April 21st.	Quarterly Board meeting 3pm
April 24	Easter Sunday
May 30th	Memorial Day
July (date to be set)	Annual meeting

BEAR BINS & LAUNDRY SERVICE

The Bear resistant bins are only effective if everyone who opens them secures them after opening them.

Please take the time to do so. Soon it will be Spring and they will be waking up and “hungry”!

Thank you.

For Those of you that have larger items (comforters) that don’t fit into your washer/dryer if you contract with Village Service you may contact for a pickup to take into town to a dry cleaner.