

ALPENWALD VILLAGE, INC.
ANNUAL MEMBER NEWSLETTER

May 1, 2020

A Message from the Board

First and foremost I hope this annual newsletter finds you, your family and loved ones healthy as we face these very unprecedented and uncertain times. I am hopeful that by the time this newsletter reaches each of you, the worst of this is behind us and life is on a path to whatever our new normal may be.

Our annual meeting is scheduled for Saturday, May 30th. While I am hopeful we will all be able to hold a gathering in person, there is the possibility that we may not be able to. If this happens to be the case, we will provide details for a virtual meeting. Please check the website for details as we approach May 30th.

I am excited in the progress the board has made in less than a year, where we are and where we are going. We as board members set goals for ourselves and I believe we have accomplished a lot in a short period of time.

One of the biggest goals is to have transparency. We made sure this year that all board meetings were set at the last annual meeting and we intend to do that again this year. With that, it is easy for members to plan to be in attendance if they wish to be. The agenda is posted on the website for the next meeting as well as in the mailbox shed. If you cannot be there in person, please know that the website is updated with board minutes as soon as they are available.

We created standing committees to handle different types of situations. This ensures someone is always available to handle a concern from the community. You do not have to be a board member to be on a committee, if you want to be involved but not be on the board, we encourage you to contribute in this manner.

Communication is important and any issues we are made aware of are put on our agenda for discussion at the next board meeting. Issues will remain on the agenda until they been brought to a resolution. A member had raised a concern that this was not always the case. Please know we heard you and are doing our best to not let that happen.

If you have a question, ask us. If you want to know the status of an issue, ask us. If you have a comment, tell us – we are listening and we are working hard to maintain a sense of community and hope you all feel the same way.

Cindy Gonska
On behalf of the Board

PLEASE..... SLOW DOWN!

One recurring comment we get is that members drive too fast through the community. Please try to be conscious of this, and let's all have respect for one another. Especially with summer coming let's all do our part to keep everyone safe.



WEBSITE / COMMUNICATION

We have managed to reach an agreement with the owner of the domain www.alpenwaldvillage.com. Going forward, this will be the new home of our website. We hope to encourage everyone to visit the website which is the most convenient way for us to reach all of you. Meeting agendas, board minutes and general information is always available here and we will continue to add to this and update it regularly. There is a slight delay in getting our information moved over to the domain so in the interim, please continue to use the current site below while this transition takes place.

<https://alpenwaldvillage.wixsite.com/alpenwaldvillage>

Any member of the board may be reached by emailing us at alpenwaldvillageinc@gmail.com or by calling the main number at 802.440.0506. We make every effort to respond to any email or phone message within 24 hours.

Table of Contents

Message from the Board	1
Website & Communication	1
Current Board Members & Term	2
Elections	2
Legal	2
Collections	2
Bookkeeper	3
Dumpster	3
Annual Meeting Agenda	3
DPPR & Bylaws	3
Annual Budget for 2020-2021	4

CURRENT BOARD MEMBERS

Cindy Gonska, President	Term expires 2021
John Denley, Vice President	Term expires 2020
Linda Tannenbaum, Secretary	Term expires 2021
Kimberly Grimm, Treasurer	Term expires 2020
Ray Gray, Director	Term expires 2021
Greg Hoagland, Director	Term expires 2020
Arklin Minor, Alternate	Term expires 2021
Chris Sullivan, Alternate	Term expires 2020

BOARD SEATS / ELECTIONS

We have four board members with terms expiring this year, two of which are running again; Kim Grimm who is currently our Treasurer and Greg Hoagland currently a Director. John Denley and Chris Sullivan who currently serve as Vice President and Alternate respectively have both decided they do not wish to seek an additional term. John and Chris have both served multiple terms with the board and we thank them for their time, support and dedication to the board.

We have one member of the community, Amanda Kurek, who has expressed a desire to fill an open board seat. Amanda's bio is included below for your review. Anyone who has an interest to run for an available seat on the board or join a committee should notify us in writing by sending an email to alpenwaldvillageinc@gmail.com. Elections will take place at the annual meeting to be held on May 30, 2020.

ELECTIONS - BIO

Amanda Kurek

My name is Amanda Kurek, I've lived here in alpenwald village full time for five years now. I work in the summertime at Clarksburg State Park. There I work in many aspects of maintenance. Everything from grounds and building maintenance along with public assistance and campground maintenance. I've been with the Department of Conservation and Recreation for over sixteen years and worked doing everything and anything that goes with working outdoors, including chainsawing, chipping, mowing, blowing, etc. I am very good at public relations, and handle a variety of situations with a professional attitude. I love being outside, gardening, and doing outdoor projects. I'm somewhat of a perfectionist and strive to please people. I joined the grounds committee for alpenwald last year and believe I can add even more value as a member of the board.

LEGAL

We have made the decision to part ways with the law firm of Brian Marthage who represented Alpenwald Village, Inc. in all legal matters for the past several years. We did not make this decision hastily as Brian has served a vital role for our community. While Brian is a very capable attorney, he was finding it hard to provide us with the amount of time we required and we made the decision to amicably terminate our relationship with one another.

Effective March of this year, we enlisted the law firm of Phillips, Dunn, Shriver & Carroll, P.C. located in Brattleboro, Vermont to represent Alpenwald Village, Inc. for any legal matters going forward.

COLLECTIONS

The majority of members pay their dues and pay it on time, and we thank you for that. Unfortunately, there are many who do not. This has been an ongoing struggle for many years and in the past few years we have made great strides to get the records cleaned up and past due fees collected.

We do realize that payment may at times be a challenge for some and this may be especially true now more than ever. For that very reason, we have a hardship committee and are willing to work with anyone who may need assistance.

There are however members who have either made agreements and are not sticking to them or have just decided that for one reason or another they are not going to pay. The Declaration of Protective Property Rights and Bylaws are very clear on the association fees and our ability to collect them. Collection is a very time consuming and costly (for all of us) process but one that is necessary. We are taking a very hard stance on this going forward.

Pursuant to the bylaws, if you have not paid your annual dues within 90 days, we will put a lien on your property. After unsuccessful attempts to collect, we will start foreclosure proceedings. We will no longer carry your balance on our books and other members will no longer pay your share of the fees.

Currently, the annual assessment is set at \$350 per lot and due by July 1st of each year. An invoice with the amount due by you is included in this newsletter. If you feel your bill is incorrect or you have questions regarding your assessment, please email or call us for clarity.

BOOKKEEPER

We made the decision to discontinue using the services of an outside bookkeeper and have taken this responsibility back in house. The bookkeeper we had hired served an invaluable role for some necessary clean up and establishment of our accounts within Quickbooks. While her support was needed for a time, we were no longer seeing the value add versus the amount we were paying her. We are confident with the process and procedures we have in place for approvals along with Quickbooks online that this was the right decision. Should we determine that we need additional support in the future, we will consider the hiring of an outside service again.

DUMPSTER

The dumpster has been rented for the use by all members of the association. The feedback the board has received is largely appreciation for the convenience of having this and being paid for as part of the annual HOA fees. Unfortunately, there have been multiple times that vandalism has occurred costing even more money to rectify. The locks do freeze from time to time and while we do our best to treat the locks with De-Icer, it unfortunately does not always work. There are several different locks with the same combination, if one is frozen, please try another. Cutting the locks and damaging the dumpster is only costing you and your neighbors.

As a reminder, the dumpster is not for construction materials. More than once it has been filled with construction debris leaving it unusable for anyone else. When disposing of cardboard, please have the courtesy to break it down so that others can continue to use the dumpster. If we are all mindful of these things it will benefit you and your neighbors and we can continue to have this convenience.

DPPR & BYLAWS

We want to remind everyone that the Declaration of Protective Property Rights and Bylaws remain in full force and effect. Each of these documents may be found on our website. If you do not have access to download from the internet, you may request a copy to be sent to you.

As a reminder, prior to the building or placement of any structure, approval must be received by the Use and Design committee.

If you wish to sell or purchase a lot within Alpenwald you must first receive a re-sale certificate. You may find a form to request such on our website.

AGENDA

As communicated previously, due to COVID-19 we were forced to postpone the March board meeting. Therefore, the agenda for our annual meeting on May 30th will encompass the March agenda as well as items to be voted on by members including; approval of the annual budget, awarding contracts and election of board members. If you are unable to attend and vote, you may download a proxy form from our website and return to our Secretary Linda Tannenbaum prior to the meeting via email.

Alpenwald Village HOA Annual Member and Board Meeting Saturday, May 30, 2020

10:00 - 10:05 Call to order President's opening comments

10:05 - 10:35 Officer's Reports

Treasurer - Current Financial Report

Secretary - Review and approval of 12/14/2019 & 3/14/2020 board minutes

10:40 - 11:10 Old Business

Committee Reports:

Roads and Maintenance;

Flailing Review

Heartwellville View Rd gravel/drainage issue

Lebensdorf Ln issue

Grounds;

trash/items for reuse in mail building

Use and Design;

Legal;

Update legal consultant

Suzanne and Andrea Dr.

By - Laws, draft proposal

Website;

Domain name

Activities

Reserve Account: follow-up

Town lots: Billing

Solar and Logging Policies: follow-up

11:15 - 12:00 New Business

Walk through of annual budget

Vendor contracts review, vote and award

Introduction of board nominees

12:05 - 12:30 Public Session

12:35 - 12:50 Member vote; budget & board members

12:55 - 1:00 Closing Remarks

1:00 Adjournment

Executive Session

Collection of past due accounts

Hardship committee

**Alpenwald Village Inc.
Proposed Budget
2020-2021**

	Total	
Income		
Interest Income from Bank	1,500.00	
Member Assessment		
Short Term Receivable	140,000.00	(1)
Long Term Receivable (Collectable this Period)	8,000.00	(2)
Finance Charges	1,000.00	
Total Member Assessment	\$ 149,000.00	
Total Income	\$ 150,500.00	
Expenses		
Administrative		
Write Down of Uncollectable Assessments	8,000.00	(3)
Bank Service Charges	780.00	
Accounting Software	840.00	
Website Domain	200.00	
BOD/ Member Meeting	1,000.00	
Insurance	885.00	
Total Administrative	\$ 11,705.00	
Grounds Maintenance		
Grounds - Mowing & Brush Removal	1,000.00	
Plantings	300.00	
Total Grounds	\$ 1,300.00	
Road Maintenance		
Gravel	5,000.00	(4)
Pot Hole Repair	3,750.00	
Grading & Fill	8,750.00	
Sanding	30,000.00	
Snow Plowing	45,000.00	
Total Road Maintenance	\$ 92,500.00	
Professional Fees		
Accounting	500.00	
State Filings	100.00	
Legal Fees		
Attorney Consulting	4,000.00	
Attorney Collections	7,000.00	
Filing Fees	2,000.00	
Total Legal Fees	\$ 13,000.00	(5)
Total Professional Fees	\$ 13,600.00	
Supplies		
Office	150.00	
Postage and Delivery	400.00	
Total Supplies	\$ 550.00	
Taxes		
Property	2,000.00	
Total Taxes	\$ 2,000.00	
Utilities		
Dumptser	4,800.00	
Electricity	2,000.00	
Total Utilities	\$ 6,800.00	
Total Expenses	\$ 128,455.00	
Net Income (Loss)	\$ 22,045.00	

Notes to Budget

- (1) Current billed assessments for the period May 1, 2020-April 30, 2021.
- (2) Members who have current judgment or hardship agreements and pay over a period of time.
- (3) Assessments that have determined to be uncollectable due to Estate closings or Bankruptcy filings.
- (4) This is not an annual charge but one that is required to fill certain trouble areas in the roadway to prevent the need for continued repair.
- (5) The projection of an increase in legal fees this year is based on the increase in collection proceedings we plan to pursue. This increase should not be perceived as due to change in legal representation but rather an increased effort to get member accounts current.