

ALPENWALD VILLAGE, INC.
ANNUAL MEMBER NEWSLETTER

May 1, 2021

A Message from the Board

I never thought I would be starting this newsletter the same way as last year, but I am. First and foremost, I hope this annual newsletter finds you, your family and loved ones healthy as we continue to navigate the COVID-19 pandemic.

Last year, due to the pandemic, we held not only our annual meeting, but all board meetings virtually. While gathering in person would always be preferable, I do feel this has given many members the opportunity to join meetings who may not have in the past. While public venues are starting to open and many have been vaccinated, there is still a level of concern and required social distancing. Therefore, we feel it is prudent to hold our annual meeting virtually, once again, this year. Our annual meeting is scheduled for Saturday, May 22nd. As we get closer to this date, please check the website for information as to how you can join.

This past year there has been an incredible amount of activity in the real estate market. This has been true for our community as well. For those who may be new to us, we want to say, Welcome.

I hope this newsletter will help to keep you informed of our activities this past year and, also, our focus for next year. As always, if you have any questions you may reach us via email or telephone.

Cindy Gonska
On behalf of the Board

WEBSITE & COMMUNICATION

Our new website has gone live and while it took us longer than anticipated to get here, we hope you'll find it easier to navigate and locate on the web. This is an ever changing platform. Please check here often for information regarding our community. The website address is www.alpenwaldvillage.com. This remains the most convenient way for us to reach all of you.

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.

ADDRESS & 911

The Town of Stamford and the Town of Readsboro both require that house numbers be prominently placed at the road entrance of your residence. Signs must be reflective and may be purchased for a nominal fee by contacting the fire department directly.

Please note that your 911 address is not your parcel ID number. Be certain to confirm your 911 address and therefore your house number if you are unsure. This is for your safety and to avoid any delay or misdirection to your location in case of an emergency.

SASQUATCH TRAIL

This is a reminder that the trail granting direct access from AVI to the VASA, VAST and Dutch Hill trails is located on private property and privately maintained. The owners' have been generous enough to allow all AVI members access for hiking, biking, snowshoeing, VASA and VAST access.

Unfortunately, we were notified that the day after Thanksgiving, damage had been done to one of the owner's property. At the request of this owner, we are reminding members that the use of this trail is for "pass through only." This trail is a privilege not a right, and the owners' reserve the right to revoke access at any time.

Please remember to respect your neighbors and their property.

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CURRENT BOARD MEMBERS

Cindy Gonska, President	Term expires 2021
Greg Hoagland, Vice President	Term expires 2022
Linda Tannenbaum, Secretary	Term expires 2021
Kimberly Grimm, Treasurer	Term expires 2022
Ray Gray, Director	Term expires 2021
Amanda Kurek, Director	Term expires 2022
Jesse Lane, Alternate	Term expires 2021

BOARD SEATS / ELECTIONS

We have four board members with terms expiring this year. All four have expressed a desire to run for an additional term; Cindy Gonska who is currently our President, Linda Tannenbaum who is currently our Secretary, Ray Gray who is currently a Director and Jesse Lane who is currently Alternate Director.

Jesse Lane was appointed mid-term this year to complete the term vacated by Arklin Minor. We want to thank Arklin Minor for his time served on the board. His resignation was accepted this past January for personal reasons.

Anyone who has an interest in running for an available seat on the board or joining a committee should notify us, in writing, by sending an email to alpenwaldvillageinc@gmail.com. As a reminder, you do not need to be elected to the board to participate on a committee. Elections will take place at the annual meeting, to be held on May 22, 2021. Any request to be considered for a board seat must be received no later than May 15th.

ELECTIONS - BIO

Jesse Lane

Jesse Lane is a native Vermonter who has lived in Alpenwald Village for the past 9 years. Jesse and his wife Alison are raising 3 young children.

If Jesse looks familiar, you may know him from around town. Jesse works at the Readsboro Pre-School and also as a cook at The Readsboro Inn.

Jesse filled a mid-term vacancy and would like to continue working with and contributing on the board.

LEGAL

Effective March of last 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.

We have been very pleased with the service this firm has been providing. This year they have been paramount in assisting with resolving some long outstanding matters. We look forward to continuing our relationship with them.

COLLECTIONS

As you have heard us talk about many times before, not only this board but previous boards as well, collections continue to be a very time consuming and costly (for all of us) process.

For those members who pay their fees and pay it on time, we continue to thank you.

As we mentioned last year and throughout the past year, we are taking a very hard stance on this. Because of our tenacity, hard work and some legal intervention, we have managed to close several open accounts. The Declaration of Protective Property Rights (DPPR) and Bylaws are very clear on the association fees and our ability to collect them. In addition to past due fees, we are entitled to collect interest at a rate of 12% per annum and any other charges associated with our ability to collect. Parcels with fees that are past due 90 days or more, currently have liens placed on them with the respective town.

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.

If you have a past due account, please do not continue to avoid us and force legal action. Email or call us and let's work out a payment schedule that works for you. Ignoring the outstanding debt is only making it larger for you when we have to go to court.

Currently, the annual assessment is set at \$350 per lot and due by July 1st of each year. Your invoice with the amount due is included with this newsletter. We have implemented online payment access on our website for anyone who wishes to make payment in this manner. If you feel your bill is incorrect or you have questions regarding your assessment, please email or call us immediately for clarity or correction.

COMMUNITY CLEAN-UP

We are planning a community clean up effort specifically focused on the colonnade. This will be completed with a group of member volunteers. Keep an eye on the website for date, time and more information.

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.

LOGGING & SOLAR POLICIES

These policies, adopted by the board several years ago, also remain in full force and effect. These and applications to support them, are on our website.

RE-SALE CERTIFICATE

If you wish to sell or purchase a home or parcel within Alpenwald Village, you must first receive a re-sale certificate. A request for this certificate is on our website. This will certainly save you from a future headache if there is a lien or past due amount that you may be unaware of.

USE & DESIGN

As a reminder, no structure or building may be erected, placed or remodeled without prior written approval from the Use and Design committee. This includes any addition to an existing structure or an outbuilding. Submission of plans and permits should be sent to the committee by way of email to alpenwaldvillageinc@gmail.com.

DRIVEWAY PERMIT

Effective as of 2021, we will require a driveway permit to be requested and issued prior to the commencement of any driveway construction. Driveway drainage and slope must conform to the same specifications as the Town of Readsboro and Stamford, as noted in the Declaration of Protective Property Rights. There will be a minimal fee associated with this for inspection and filing consistent with the applicable charge from the town.

Several older driveways, that are currently in place, are not in compliance with the slope and drainage specifications of the respective town. This causes additional road maintenance and continued repair which we are trying to avoid going forward.

Permit applications and information regarding the specifications will be available on our website shortly.

FINES

Please note that failure to abide by the any of the above mentioned statues will result in fines being imposed. Furthermore, Cease and Desist Orders will be implemented for anyone who begins a project without the proper paperwork in place.

AGENDA

As communicated previously, due to COVID-19 our annual meeting will be held virtually this year. Below is the agenda for the meeting including the following items to be voted on by members; 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 22, 2021

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

10:05 - 10:35 Officer's Reports

Treasurer - Financial Report

Members in arrears and delinquent dollars

Secretary - Review and approval of 2/20/21 board minutes

10:35 - 11:05 Old Business

Committee Reports:

Roads and Maintenance:

Lebensdorf Ln

Mailbox shed drainage

Lot 338

Use and Design: Review of any new applications

Legal: Lot 433 waste water permit

By-laws: Draft proposal

Solar and Logging Policy Review

Town agreements

Website: Update

Application for logging

Sasquatch Trail update

11:05 - 11:35 New Business

Annual Budget

Annual Assessment

Vender Contracts

Board Elections

11:35 - 11:50 Public Session

11:50 - 12:00 Member vote

Budget

Board Seats

Meeting Dates

12:00

Adjournment

Election of Board Officers 2021 - 2022 by the board

Executive Session

Collection of past due accounts

Hardship committee report

**Alpenwald Village Inc.
Proposed Budget
2021-2022**

	Total	
Income		
Interest Income from Bank	3,500.00	
Member Assessment		
Short Term Receivable	150,000.00	(1)
Long Term Receivable (Collectable this Period)	30,000.00	(2)
Finance Charges	12,000.00	
Total Member Assessment	\$ 192,000.00	
Total Income	\$ 195,500.00	
Expenses		
Administrative		
Write Down of Uncollectable Assessments	15,000.00	(3)
Bank Service Charges	600.00	
Accounting & Payment Software	960.00	
Website Domain/Hosting	200.00	
BOD/ Member Meeting	1,000.00	
Insurance	950.00	
Total Administrative	\$ 18,710.00	
Grounds Maintenance		
Grounds - Mowing & Brush Removal	2,120.00	
Grounds - Mailbox Sanding/Shoveling	1,000.00	
Grounds - Repair, Revitalization of Colonnade	4,000.00	(4)
Plantings, Flags, Lightbulbs	650.00	
Total Grounds	\$ 7,770.00	
Road Maintenance		
Gravel / Ditch Clearing	20,000.00	(5)
Flail Mowing	5,000.00	
Pot Hole Repair	3,750.00	
Grading & Fill	17,000.00	
Sanding	20,000.00	
Snow Plowing	45,000.00	
Total Road Maintenance	\$ 110,750.00	
Professional Fees		
Accounting	550.00	
State Filings	150.00	
Legal Fees		
Attorney Consulting	4,000.00	
Attorney Collections	7,000.00	
Filing/Lien Fees	2,000.00	
Total Legal Fees	\$ 13,000.00	
Total Professional Fees	\$ 13,700.00	
Supplies		
Office	250.00	
Postage and Delivery	550.00	
Total Supplies	\$ 800.00	
Taxes		
Property	2,100.00	
Total Taxes	\$ 2,100.00	
Utilities		
Electricity	2,000.00	
Total Utilities	\$ 2,000.00	
Total Expenses	\$ 155,830.00	
Net Income (Loss)	\$ 39,670.00	

Notes to Budget

- (1) Current billed assessments for the period May 1, 2021-April 30, 2022.
- (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) Estimated cost to repair and revitalize the brick and signage in the colonnade.
- (5) We will be using a different grade gravel to the most traveled trouble spots. Additional gravel will also be applied in trouble areas to build up the road base and needed crown.