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PV LODGE Report

General Business

We are looking for ideas to improve our property. We have a lot of work that NEEDS to be done... any suggestions are welcome. We are reviewing an idea to put a Storage Facility in the tennis courts. This would be great to provide revenue for our many repairs and renovations. We have already heard from some of the owners that they would like to have extra storage. We need to investigate zoning, permits, costs, and other details, but it is a good idea. Let us know what you think.

As stated in earlier minutes, we changed our propane provider in December to AMERIGAS. The reason we changed was because they offered us free tank rental as well as a fixed cost over their cost for the propane. We are always trying to get and keep costs down. The system was pressure checked and they found that the piping had many leaks. As a result we had to have a lot of the piping replaced and by-passed. This project took a couple of weeks to finish. Amerigas brought in small tanks to hook up to the water heaters so the residents could still have hot water. All this was costly but we should recover the monies since our usage will be reduced.

The Association is requesting bids from roofing contractors to roof and replace rotten wood on the front five buildings. All the front buildings need reroofing. The four back buildings were reroofed in 2008. Some of the units are experiencing leaks now and then but so far no real trouble, but we need to get it done. We don't want to have a special assessment for this so we will be doing it as the money becomes available. Because we are an "Association" we need to have licensed and insured providers. This, of course, makes all things more expensive but it's something we need to do.

We want to remind owners to please be responsible for your renters. We want our grounds to look nice, always. The front and back of our units need to be kept neat and tidy and not full of storage. Refer to the rules and regulations to find out what can and cannot be kept on the patios. Also, fuse rooms are not to be used for storage.

We are trying to get a list of service providers for owners to call if they choose. These are not recommendations but simply providers that are Pine Valley residents or close by. Use them at your own risk and expense; we are listing them as a helpful tool for our owners.

Heat/Air conditioning--Back Country Mechanical-Oscar Traubel-619-478-9099-Pine Valley

Plumbing – Regional Elite Plumbing – Mike Putnam – 619-722-1049

Handy man – Diffenbaugh Construction – Donald Diffenbaugh – 619-473-0100

Appliances repair – Pine Valley Service and Repair - Bill Hohn – 619-473-8843

Window glass – Alpine Glass and Screen – Andre Ferres – 619-445-8910

EVENTS

St. Patrick's Day party was held on Saturday March 19, 2011, at 4:00 PM. We all had such a good time. There was lots of yummy food and conversation. Everyone tried to wear something green. You should really try to join us at one of our parties.

PARKING.... LOT.... SALE

Because we had such a rewarding yard sale last July, (netting almost \$900), we have scheduled our next sale. It will be held during the "Run for the Hills" car show on May 21st. This car show brings hundreds of people up to Pine Valley to walk up and down Old Highway 80 admiring all the beautiful "oldies but goodies"... All of this traffic right in front of our Pine Valley Lodge...and we are going to take advantage of it.

WHEN: Saturday May 21st.....all day

WHERE: In the parking lot right in front of our Clubhouse

WHAT: We cannot hope to meet our expectations of going over the July 2010 sales result without **YOUR HELP**. Clean out your condo and storage unit or if you are an owner but live elsewhere bring any and all items up anytime and leave them at the door to the clubhouse. (Hopefully you'll have to make a couple of trips). Ken, our on-site manager will move your donations inside the clubhouse. Anything and everything will be accepted: books, clothes, framed pictures, cd's, dvd's, videos, furniture, kitchen appliances, electronics, collectibles, jewelry, etc.etc. Remember your donations benefit you, helping with the repairs to our Lodge.

Snow came to the Pine Valley area the weekends of February 19th – 20th and 26th– 27th. Sunday morning the Lodge truly was a Winter Wonderland



Humor Some folks think marriage gives you a new leash on life!!!!!!