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# MOUNTAINSIDE VACATION OWNERS'

# NEWSLETTER

## Fall and Winter 2018/2019

### Leases

We are entering into the time where the leases purchased 40 years ago, are starting to expire.

We have had some come up in 2018 and more in 2019. We have also come up with a way for those expired/expiring leases to be extended if owners wish to.

You will be notified by written letter regarding the extension in the year your lease expires. Kathy will be moving forward and handling the lease extensions at that time.

### Cannabis Legalization

Cannabis became legal in Canada as of October 17, 2018. How does this affect our guests? Cannabis use is restricted to your villa **deck only**.

It will be prohibited in public or common areas such as:

- ~ Grounds
- ~ Playgrounds
- ~ Recreation Centre and hot tubs.



MOUNTAINSIDE VILLAS ARE AN



INTERVAL INTERNATIONAL  
**PREMIER**  
MEMBER RESORT



## Food Delivery Service

Mountainside Villas has been offering our guests the opportunity to have meals brought to them, fill the fridge with meals prepared to make the vacation just that, a vacation from cooking! We have joined forces with a 'made from scratch' eatery 18 km's south of Fairmont in Canal Flats.

For those guests interested in pre-ordering meals to have stocked in the villa upon arrival, we ask you contact **EN-JOY Home Cooking Ltd** two weeks before your arrival to place your order. Please call Maddi or Alana at 1.778.523.5035

If you visit [www.mountainsidevillas.com](http://www.mountainsidevillas.com) under the services tab, it will show the current menu items available.



### **NO PETS POLICY:**

Mountainside Vacation Villas has always been a **no pets** resort.

We have had many guests in the last while call to ask and or just bring their furbaby with them. We are issuing a friendly reminder to all owners and guest that we have a strict **no pets** policy in effect always. We do have kennels in the area and you may contact them in advance to set it up. We thank you in advance for not bringing your pets to Mountainside Vacation Villas

### **CHECK-IN AND CHECK OUT TIMES**

A reminder for our guests. Check-in time at the Villas is 4:00 pm, not before. If you do arrive before 4:00 pm and your Villa has been cleaned you will be allowed access, but if the Villa has not been cleaned then the access time will be 4:00 pm or after when the villa is ready for accommodation. Our housekeeping department cannot drop the unit they are cleaning to accommodate early check-ins in another unit. It puts extra strain on the department and is not fair to other owners. Check out time is 10:00 am or before so we can keep our cleaning on schedule.

## Mountainside Refurbishments/Renovations

This year, we completed yet another refurbishment cycle to the villas some inside and some out. We completed new gas lines to the C's and new decks at the C cluster as well. They look fantastic! We have had many compliments regarding them. The B Cluster will also be getting all new decks and gas lines in 2019.

Our refurbishment program is completed on an 'as needed' basis, and therefore the villas are in a constant state of refurbishment. Funds collected from owners for refurbishment include linens, bedding, flooring, electronics, furniture, mattresses, roofing, countertops, banisters, painting and any item of significant value.

As we have 116 units, and we are able to complete about 10-15 units per year for upgrades. The total cycle takes about 10 years and then it is started all over again.

The grounds around the villas have also undergone some cleaning of debris and unsafe trees. Everyone worked hard this spring and summer to have the property in tip top shape and will continue to do so thru the balance of the year. They will again be ready for next year! We are very proud of all the members of our team.



			2019				2020			
SEASON	MONTH	WEEK NO.	FRI	SAT	SUN	MON	FRI	SAT	SUN	MON
PRIME	JAN	1	04-11	05-12	06-13	07-14	03-10	04-11	05-12	06-13
SKI	"	2	11-18	12-19	13-20	14-21	10-17	11-18	12-19	13-20
"	"	3	18-25	19-26	20-27	21-28	17-24	18-25	19-26	20-27
"	"	4	25-01	26-02	27-03	28-04	24-31	25-01	26-02	27-03
"	FEB	5	01-08	02-09	03-10	04-11	31-07	01-08	02-09	03-10
"	"	6	08-15	09-16	10-17	11-18	07-14	08-15	09-16	10-17
"	"	7	15-22	16-23	17-24	18-25	14-21	15-22	16-23	17-24
"	"	8	22-01	23-02	24-03	25-04	21-28	22-29	23-01	24-02
"	MAR	9	01-08	02-09	03-10	04-11	28-07	01-08	02-09	03-10
"	"	10	08-15	09-16	10-17	11-18	06-13	07-14	08-15	09-16
"	"	11	15-22	16-23	17-24	18-25	13-20	14-21	15-22	16-23
PRIME	"	12	22-29	23-30	24-31	25-01	20-27	21-28	22-29	23-30
GOLF	"	13	29-05	30-06	31-07	01-08	27-03	28-04	29-05	30-06
"	APR	14	05-12	06-13	07-14	08-15	03-10	04-11	05-12	06-13
"	"	15	12-19	13-20	14-21	15-22	10-17	11-18	12-19	13-20
"	"	16	19-26	20-27	21-28	22-29	17-24	18-25	19-26	20-27
"	"	17	26-03	27-04	28-05	29-06	24-01	25-02	26-03	27-04
"	MAY	18	03-10	04-11	05-12	06-13	01-08	02-09	03-10	04-11
"	"	19	10-17	11-18	12-19	13-20	08-15	09-16	10-17	11-18
"	"	20	17-24	18-25	19-26	20-27	15-22	16-23	17-24	18-25
"	"	21	24-31	25-01	26-02	27-03	22-29	23-30	24-31	25-01
"	"	22	31-07	01-08	02-09	03-10	29-05	30-06	31-07	01-08
"	JUN	23	07-14	08-15	09-16	10-17	05-12	06-13	07-14	08-15
GOLDEN	"	24	14-21	15-22	16-23	17-24	12-19	13-20	14-21	15-22
"	"	25	21-28	22-29	23-30	24-01	19-26	20-27	21-28	22-29
"	"	26	28-05	29-06	30-07	01-08	26-03	27-04	28-05	29-06
"	JUL	27	05-12	06-13	07-14	08-15	03-10	04-11	05-12	06-13
"	"	28	12-19	13-20	14-21	15-22	10-17	11-18	12-19	13-20
"	"	29	19-26	20-27	21-28	22-29	17-24	18-25	19-26	20-27
"	"	30	26-02	27-03	28-04	29-05	24-31	25-01	26-02	27-03
"	AUG	31	02-09	03-10	04-11	05-12	31-07	01-08	02-09	03-10
"	"	32	09-16	10-17	11-18	12-19	07-14	08-15	09-16	10-17
"	"	33	16-23	17-24	18-25	19-26	14-21	15-22	16-23	17-24
"	"	34	23-30	24-31	25-01	26-02	21-28	22-29	23-30	24-31
"	"	35	30-06	31-07	01-08	02-09	28-04	29-05	30-06	31-07
"	SEP	36	06-13	07-14	08-15	09-16	04-11	05-12	06-13	07-14
PRIME	"	37	13-20	14-21	15-22	16-23	11-18	12-19	13-20	14-21
GOLF	"	38	20-27	21-28	22-29	23-30	18-25	19-26	20-27	21-28
"	"	39	27-04	28-05	29-06	30-07	25-02	26-03	27-04	28-05
"	OCT	40	04-11	05-12	06-13	07-14	02-09	03-10	04-11	05-12
"	"	41	11-18	12-19	13-20	14-21	09-16	10-17	11-18	12-19
"	"	42	18-25	19-26	20-27	21-28	16-23	17-24	18-25	19-26
"	"	43	25-01	26-02	27-03	28-04	23-30	24-31	25-01	26-02
LEISURE	NOV	44	01-08	02-09	03-10	04-11	30-06	31-07	01-08	02-09
"	"	45	08-15	09-16	10-17	11-18	06-13	07-14	08-15	09-16
"	"	46	15-22	16-23	17-24	18-25	13-20	14-21	15-22	16-23
"	"	47	22-29	23-30	24-01	25-02	20-27	21-28	22-29	23-30
"	"	48	29-06	30-07	01-08	02-09	27-04	28-05	29-06	30-07
"	DEC	49	06-13	07-14	08-15	09-16	04-11	05-12	06-13	07-14
"	"	50	13-20	14-21	15-22	16-23	11-18	12-19	13-20	14-21
GOLDEN	"	51	20-27	21-28	22-29	23-30	18-25	19-26	20-27	21-28
"	"	52	27-03	28-04	29-05	30-06	25-01	26-02	27-03	28-04

## MOUNTAINSIDE VACATION SCHEDULE

**Please take the time to verify your vacation week dates.** Confirm your reservation at least two weeks in advance of check-in (855 345-6341). If you are unsure of when your week is scheduled, or how to read the Mountainside Vacation Schedule, do not hesitate to call the Reservation Office for assistance. The department is staffed Monday to Friday between 9am and 5pm MST, closed statutory holidays.

Reservation requests made by the website [www.mountainsidevillas.com](http://www.mountainsidevillas.com) (owner request form) or email [info@mountainsidevillas.com](mailto:info@mountainsidevillas.com) will be addressed when time is available between dealing with patrons at the counter and phone enquiries. If you call at times outside of regular office hours please understand that the Front Office staff on duty will gladly take a message, but they are unable to reserve any reservation requests. Owners of **Floating Time** should note you may reserve your week(s) up to one year in advance of the desired week. Should you call to request a booking less than one year in advance, you risk being unable to book space either for personal use or deposit with a vacation exchange company.

Floating Owner reservations are made on a first come, first served basis, according to space availability. Reservations again, may be made up to one year in advance on a week number basis, beginning the first weekday of the week in the year preceding the sought after week of arrival based on the Mountainside Vacation Schedule. Thus, the first day one may arrange for a reservation in the coming year will always be either a *Friday or Monday*, whichever occurs first in the present year's week number.

**As a reminder to those of you that wish to deposit with an external exchange company, you still need to reserve your week as usual at your home resort (Mountainside Villas) up to one year in advance in order to trade a week for a week elsewhere. You must deposit the weeks up to 4 months in advance to receive full points with CIG and at least 2 months in advance for regular week deposits to ensure a regular deposit. \*Maintenance fees must be paid for week(s) depositing.**

### NOTICE FOR COMMUNICATING TO OWNERS

Communication to our owners will continue to be posted on our website for owners to view and comment. Rental and reservation confirmations will be emailed. This is a huge cost saving to our owners. For those owners without an email, we will continue to mail all correspondence. Invoices and statements will continue to be mailed. Please keep us informed of any changes to your email address as this is as important as your mailing address. If you are not receiving offers or notices from us and have an email address, please contact us to update your profile.

## EMAIL ADDRESS UPDATES:

We have new email address' here at the villas. Please note and make changes as needed.

David Dupont -	bar4d@shaw.ca
Kathy Grieve -	GeneralMgr@MSVillas.com
Beth Young -	OfficeMgr@MSVillas.com
Erin Gornik -	ResWeb@MSVillas.com
Dianna Rose -	ResOne@MSVillas.com
Shelli Daviduke -	Accountant@MSVillas.com
Leslie Wall -	Transfers@MSVillas.com
Debbie Clark -	HSKPMgr@MSVillas.com
Paul Barrett -	MaintMgr@MSVillas.com
Jan Smith -	Store@MSVillas.com
Maintenance Shop -	Shop@MSVillas.com
General Inquiries -	info@mountainsidevillas.com



## LUXURY LIFESTYLE AT FAIRMONT MOUNTAINSIDE

**PURCHASE 52 WEEKS IN PERPETUITY AT FAIRMONT'S PREMIER RESORT AND ENJOY YEAR ROUND LUXURY AND HOSPITALITY. ONE AND TWO BEDROOM UNITS ARE AVAILABLE.**

AS AN OWNER YOUR OPTIONS ARE ABOUND. RESIDE YEAR-ROUND AS YOUR PRINCIPLE RESIDENCE, RESIDE PART TIME AND RENT YOUR UNIT THE BALANCE OF WEEKS, TRAVEL WITH INTERVAL INTERNATIONAL, RENT YOUR UNIT FOR INCOME AS AN INVESTMENT PROPERTY.

ALL SERVICES ARE PROVIDED IN ONE MONTHLY FEE, WHICH INCLUDES MAINTENANCE INSIDE AND OUT, HYDRO, CABLE, ROAD MAINTENANCE, USE OF RECREATION CENTRE, HOUSEKEEPING, LAUNDRY, UPGRADES TO FACILITY TO INCLUDE FURNITURE AND APPLIANCES. YOU HAVE NO FURTHER COSTS EXCEPT YOUR FOOD AND PERSONAL BELONGINGS. TERMS AND CONDITIONS OF THE PERPETUAL LEASE APPLY. TO BOOK YOUR APPOINTMENT TO VIEW UNITS PLEASE CALL; DAVID DUPONT AT 250-341-1742 OR EMAIL: bar4d@shaw.ca

Dear Mountainside Owner,

November 1, 2018

I am pleased to enclose for your review our 2018/2019 Winter Newsletter, summary of our projected 2018 operating expenditures and the budget for 2019. We expect to close the year with a small deficit to carry forward to 2019. For the most part all of our expenses were in line with our plan.

Rental income is up 15 percent over our business plan in 2018. We continue to work with Booking.com and Expedia as they've been a great asset in moving rental weeks. Check us out on Twitter, Trip advisor and Facebook when you have a minute, the [www.mountainsidevillas.com](http://www.mountainsidevillas.com) website is also a fountain of great information. As in previous years we intend to continue to credit the owner maintenance fee account with the rental income unless we are advised by the owner otherwise.

The management company is keeping up the refurbishing and maintenance to the villas as the budget will allow. The maintenance fees will increase by roughly 3.0 percent in 2019. Any surplus in the refurbishing account will go to our reserves to protect the owners from a special assessment. See the opposite page for the budget details. Please review the budget and if you have any comments or concerns please contact your General Manager, Kathy Grieve.

Mountainside Villas has a number of leases available for sale, at very attractive prices, on a first come first served basis. Please call Kathy at 855 345-6341 or use her email [generalmgr@msvillas.com](mailto:generalmgr@msvillas.com) if you have any interest in new leases. If anyone refers a prospective purchaser to our Resort we will provide a 100.00 gift certificate to the referring person.

We really appreciate those owners who pay their fees promptly, and encourage everyone else to do the same to help us maintain our beautiful Resort. Fairmont Mountainside Villas continues to be a Premier Resort, Interval International's most prestigious designation. I am proud to say that Mountainside has always maintained the highest Interval status since the very beginning.

Cheers to the Mountainside Team who continue to set the bar very high for hospitality, maintenance and housekeeping. I would like to take this opportunity to express my appreciation for their efforts and a job well done.

Where did the time go? I find it hard to believe that it was a little over forty years ago that I convinced Fairmont to offer the Vacation Lease Ownership program. Next year marks the 40<sup>th</sup> anniversary of our Premier Resort and some our leases are already expiring. (Sorry to see them go)

Keep your comments coming via email (email above). We always appreciate new ideas or suggestions to keep Fairmont Mountainside Villas the most outstanding resort in the Columbia Valley.

I have been with the resort since the beginning and it has been my pleasure to be part of this resort for all of those years.

All the best for this Holiday Season and prosperity for all in 2019!

Yours truly,  
  
Don Seable  
President



## FAIRMONT VILLA MANAGEMENT STATEMENT OF OPERATING PROJECTIONS

	PRO FORMA		PROJECTED	
	2018	UNIT / WK	2019	UNIT / WK
SALARIES & CONTRACTS	\$1,739,199	\$293.98	\$1,848,598	\$312.47
REPAIRS & MAINTENANCE	137,800	23.29	135,000	22.82
SUPPLIES	125,000	21.13	126,000	21.30
HYDRO	375,000	63.39	385,000	65.08
PROPANE	61,000	10.31	73,000	12.34
PROPERTY TAXES	50,000	8.45	50,000	8.45
UTILITIES, ROADS & WASTE	190,000	32.12	188,500	31.86
INSURANCE	75,000	12.68	80,000	13.52
RELINQUISHED PROVISIONS	145,000	24.51	213,000	36.00
GENERAL ADMIN. & OFFICE	73,000	12.34	58,500	9.89
AUTOMOTIVE	40,000	6.76	40,000	6.76
LEGAL & AUDIT	21,000	3.55	20,000	3.38
AMORTIZATION	19,500	3.30	19,500	3.30
BANK SERVICE CHARGES	75,000	12.68	75,000	12.68
TELEPHONE & FAX	4,500	0.76	4,500	0.76
POSTAGE	7,000	1.18	7,000	1.18
SOCIAL & RECREATIONAL	-1,000	-0.17	0	0.00
CABLEVISION	34,000	5.75	35,000	5.92
TRUSTEE FEES	20,000	3.38	20,000	3.38
NEWSLETTER	200	0.03	1,000	0.17
FIREWOOD	6,500	1.10	7,000	1.18
MISCELLANEOUS	15,500	2.62	10,400	1.76
DEFICIT RECOVERY	76,030	12.85	88,597	14.98
TOTAL EXPENSES	<b>\$3,289,229</b>	<b>\$555.99</b>	<b>\$3,485,595</b>	<b>\$589.18</b>
MISCELLANEOUS INCOME	<b>316,700</b>	<b>53.53</b>	<b>325,200</b>	<b>54.97</b>
NET OPERATING COST	<b>\$2,972,529</b>	<b>\$502.46</b>	<b>3,160,395</b>	<b>\$534.21 (A)</b>

(A). THIS AVERAGE TRANSLATES AS FOLLOWS

	1 BEDROOM VILLA	2 BEDROOM VILLA
BASIC FEES	\$483.85	\$555.70
REFURBISHING CONTRIBUTION	\$100.00	\$106.00
MANAGEMENT FEES	\$87.58	\$99.25
	<b>\$671.43</b>	<b>\$760.95</b>
5% GST	\$33.57	\$38.05
<b>TOTAL 2019 FEES</b>	<b>\$705.00</b>	<b>\$799.00</b>