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MOUNTAINSIDE VACATION OWNERS' NEWSLETTER

Fall & Winter 2021/2022

Update to BC Interior Health Region PHO Orders & Restrictions.

*** PROOF OF VACCINATION IS REQUIRED ***

Effective October 24, 2021 Proof of TWO vaccinations along with Government photo ID is required for all person's ages 19+ to use the Recreation Centre facilities. Youth's 12-18 proof of vaccination only. No exceptions. Your provincial/territorial officially recognized vaccine record and valid government ID from the same province or territory will be required at check in.

In accordance to the BC Public Health Act and the Emergency orders made under the Emergency Program Act, Fairmont Mountainside Villas is obligated by law to enforce the Public Health Orders (PHO) as outlined on the BC Governments website.

According to the PHO orders, unvaccinated people are not allowed into the Recreation Centre and are not able to use the facilities inside the Recreation Center during their stay. Face coverings are mandatory in all public indoor spaces at the Mountainside Villas for guests and team members aged 5 and over. Public areas include our lobby, hallways, washrooms and Recreation Centre. While swimming is exempt.

Second Week Stays

There will be no 2nd cleans for those staying with multiple weeks, however we will provide extra supplies as needed. Linens will not be replaced as there is a washer and dryer and laundry soap provided in every villa.



MOUNTAINSIDE VILLAS IS AN



INTERVAL INTERNATIONAL
PREMIER
MEMBER RESORT

The Evolution of the Mountainside Family

This year, we had two of our wonderful ladies leave us. After many years of service, Darlene and Jan decided to retire from the office team. They are greatly missed and we wish them a beautiful retirement.

Melanie Praeger has taken the position as Housekeeping Supervisor. She is a welcomed addition to the team. Please join us in welcoming her.

As team members come and go we reflect on the years of service spent together, the lovely friendships that are made and the hard work this team puts in every day to make Mountainside the very best it can be. The last two years has certainly been a test for all, but we seem to stick together and work through it.

More leases are coming to the last of the 40 years, and we have emailed communication the owners with expiring leases. If owners are interested in extending or purchasing leases with years left, we ask you to call Pedro Cebulka at 250 342-5724 or pedrocebulka@gmail.com to inquire.



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

Mountainside Refurbishments/Renovations

This year was a bit of a different year. With so many travel restrictions we had periods of time where we were completely empty, so we are able to get into some villas and renovate. There were villas all over the property that had new bannisters, paint, decks, roofs, carpet and tile. Some of the villas were in the D, L, G, X, T, W, K and M blocks

Continuing thru Summer and Fall, 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 maintenance fees 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 team tackled the chore of tree removal, some were really needing trimmed or just taken down. There is always more cleaning and cutting to do when you live in an area like ours. Everyone worked hard this spring and summer and the property was in great shape. They will continue to do so thru the balance of the year. We are very proud of all the members of our team.

CHECK-IN AND CHECK OUT TIMES

A reminder for our guests. Check-in time at the Villas is after 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 occupancy. 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. Occupying the villa after 10 am can cause disruption to the cleaning schedule and therefore those guests will incur extra fees.

WHAT DAY TO CALL IN 2022 TO BOOK 2023?

CHECK IN/OUT DAYS FOR 2023

MONDAY	WK #	FRI	SAT	SUN	MON	
JAN 3	1	06-13	07-14	01-08	02-09	NEW YEARS DAY
JAN 10	2	13-20	14-21	08-15	09-16	
JAN 17	3	20-27	21-28	15-22	16-23	
JAN 24	4	27-03	28-04	22-29	23-30	
JAN 31	5	03-10	04-11	29-05	30-06	
FEB 7	6	10-17	11-18	05-12	06-13	
FEB 14	7	17-24	18-25	12-19	13-20	
FEB 22	8	24-03	25-04	19-26	20-27	FAMILY DAY
FEB 28	9	03-10	04-11	26-05	27-06	
MAR 7	10	10-17	11-18	05-12	06-13	
MAR 14	11	17-24	18-25	12-19	13-20	
MAR 21	12	24-31	25-01	19-26	20-27	
MAR 28	13	31-07	01-08	26-02	27-03	
APR 4	14	07-14	08-15	02-09	03-10	GOOD FRIDAY
APR 11	15	14-21	15-22	09-16	10-17	
APR 18	16	21-28	22-29	16-23	17-24	
APR 25	17	28-05	29-06	23-30	24-01	
MAY 2	18	05-12	06-13	30-07	01-08	
MAY 9	19	12-19	13-20	07-14	08-15	
MAY 16	20	19-26	20-27	14-21	15-22	
MAY 24	21	26-02	27-03	21-28	22-29	VICTORIA DAY
MAY 30	22	02-09	03-10	28-04	29-05	
JUN 6	23	09-16	10-17	04-11	05-12	
JUN 13	24	16-23	17-24	11-18	12-19	
JUN 20	25	23-30	24-01	18-25	19-26	
JUN 27	26	30-07	01-08	25-02	26-03	CANADA DAY
JUL 4	27	07-14	08-15	02-09	03-10	
JUL 11	28	14-21	15-22	09-16	10-17	
JUL 18	29	21-28	22-29	16-23	17-24	
JUL 25	30	28-04	29-05	23-30	24-31	
AUG 2	31	04-11	05-12	30-06	31-07	
AUG 8	32	11-18	12-19	06-13	07-14	BC DAY
AUG 15	33	18-25	19-26	13-20	14-21	
AUG 22	34	25-01	26-02	20-27	21-28	
AUG 29	35	01-08	02-09	27-03	28-04	
SEP 6	36	08-15	09-16	03-10	04-11	LABOUR DAY
SEP 12	37	15-22	16-23	10-17	11-18	
SEP 19	38	22-29	23-30	17-24	18-25	
SEP 26	39	29-06	30-07	24-01	25-02	
OCT 3	40	06-13	07-14	01-08	02-09	
OCT 11	41	13-20	14-21	08-15	09-16	THANKSGIVING (CAN)
OCT 17	42	20-27	21-28	15-22	16-23	
OCT 24	43	27-03	28-04	22-29	23-30	
OCT 31	44	03-10	04-11	29-05	30-06	
NOV 7	45	10-17	11-18	05-12	06-13	REMEMBRANCE DAY
NOV 14	46	17-24	18-25	12-19	13-20	
NOV 21	47	24-01	25-02	19-26	20-27	
NOV 28	48	01-08	02-09	26-03	27-04	
DEC 5	49	08-15	09-16	03-10	04-11	
DEC 12	50	15-22	16-23	10-17	11-18	
DEC 19	51	22-29	23-30	17-24	18-25	
DEC 26	52	29-05	20-06	24-31	25-01	CHRISTMAS DAY

THE CHART TO THE LEFT SHOWS WHAT DAY TO CALL OR EMAIL TO RESERVE YOUR WEEK FOR 2023. FOR EXAMPLE, IF YOU WISH TO RESERVE FOR WEEK 30 IN 2023, (JULY 23, 24, 28 OR 29 ARRIVAL) PLEASE CALL OR EMAIL ON MONDAY JULY 25TH, 2022 @ 9:00 AM (MST) IMPORTANT NOTE IF THERE IS AN OBSERVED HOLIDAY ON THE MONDAY BOOKING DAY, PLEASE CALL THE NEXT DAY (TUESDAY) AT 9 AM TO RESERVE

****NOTE: OBSERVED STAT HOLIDAYS ARE IN YELLOW HIGHLIGHTED BOXES**

WEEKS 1-11 PRIME SKI
 WEEKS 12-23 PRIME GOLF
 WEEKS 24-36 GOLDEN
 WEEKS 37-43 PRIME GOLF
 WEEKS 44-50 LEISURE
 WEEKS 51-52 GOLDEN

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 7 days a week between 9am and 5pm MST.

Reservation requests can be made by phone or email Erin at re-sweb@msvillas.com or Dianna at resone@msvillas.com. 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 make a reservation. 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. Invoices in January will continue to be mailed. Quarterly statements will be emailed to those with email addresses or mailed to those without. 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.

FAIRMONT VILLA MANAGEMENT
STATEMENT OF OPERATING PROJECTIONS

	PROJ YEAR END		PROJECTED	
	2021		2022	
		UNIT / WK		UNIT / WK
SALARIES & CONTRACTS	\$1,934,597	\$327.01	\$1,985,455	\$335.61
REPAIRS & MAINTENANCE	94,600	15.99	109,000	18.42
SUPPLIES	102,000	17.24	115,000	19.44
HYDRO	400,000	67.61	400,000	67.61
PROPANE	70,000	11.83	75,000	12.68
PROPERTY TAXES	72,000	12.17	75,000	12.68
UTILITIES, ROADS & WASTE	165,000	27.89	165,000	27.89
INSURANCE	218,000	36.85	175,000	29.58
RELINQUISHED PROVISIONS	414,000	69.98	80,000	13.52
GENERAL ADMIN. & OFFICE	50,500	8.54	50,500	8.54
AUTOMOTIVE	35,000	5.92	45,000	7.61
LEGAL & AUDIT	25,000	4.23	25,000	4.23
AMORTIZATION	23,000	3.89	20,000	3.38
BANK SERVICE CHARGES	83,000	14.03	83,000	14.03
TELEPHONE & FAX	8,000	1.35	8,000	1.35
POSTAGE	3,000	0.51	4,000	0.68
SOCIAL & RECREATIONAL	1,000	0.17	0	0.00
CABLEVISION	48,000	8.11	50,000	8.45
TRUSTEE FEES	50,000	8.45	43,000	7.27
NEWSLETTER	0	0.00	0	0.00
FIREWOOD	0	0.00	0	0.00
MISCELLANEOUS	6,000	1.01	10,000	1.69
DEFICIT RECOVERY	0	0.00	258,320	43.66
			\$3,776,275	
TOTAL EXPENSES	\$3,802,697	\$642.78	5	\$638.32
MISCELLANEOUS INCOME	239,029	40.40	296,000	50.03
NET OPERATING COST	\$3,563,668	\$602.38	3,480,275	\$588.28

(A). THIS AVERAGE TRANSLATES AS FOLLOWS

	1 BEDROOM VILLA	2 BEDROOM VILLA
BASIC FEES	\$532.71	\$612.01
REFURBISHING CONTRIBUTION	\$70.00	\$75.00
MANAGEMENT FEES	\$94.91	\$107.70
	\$697.62	\$794.71
5% GST	\$36.38	\$41.29
TOTAL 2022 FEES	\$734.00	\$836.00

Oct 15, 2021

Dear Villa Owner,

Please find enclosed our 2021 Fall/Winter Newsletter, a summary of our projected 2021 operating expenditures and the budget for 2022. The budget is in line for year end.

In 2021 we are still dealing with the Corona Virus Pandemic with different highs and lows happening at all times. It makes it very difficult for planning purposes. We have not had to close again since March/April of 2020, but there have been additional Provincial Health Orders implemented by BC Chief Medical Officer Dr. Bonnie Henry. Inter-provincial travel was prohibited back in April to the end of May, as well as a new restriction started on Sept 13, 2021 of having to have at least one vaccination in order to freely use certain venues. And as of Oct 23, 2021 you have to show proof of double vaccination. This applies to all visiting guests as well as employees.

Due to the hardships with Covid 19 and the struggles people are facing financially, please contact the resort directly to set up a monthly payment plan to ease your burden on maintenance fees if required. Maintenance fees for 2022 will be \$734.00 for a one bedroom down from \$745.00 and \$836.00 for a two bedroom down from \$848.00. You'll see the slight reduction as our refurbishment costs have dipped slightly due to all the roof replacement being done in all 116 villas. Most of the items on the 2021 budget are in line with what we spent in 2020. Salaries are forecasted to increase at 5 per cent.

The resort had high occupancy this summer due to travel restrictions and border closures so it was great to see all kinds of owners and guests utilizing Mountainside Vacation Villas. Even with strict protocols in place as far as social distancing and sanitizing and having to sign up for some activities to ensure proper numbers, we are proud to announce that we have not had one case of the Corona Virus occur.

Pedro Celbulka, is still contacting existing owners with the opportunity for extensions of their existing leases until 2025, as well as offering leases for sale to any and all that are interested. He can be reached at 1-250-342-5724 or pedrocebulka@gmail.com.

I would like to say thank you to all of our team members for your dedication to the Mountainside Villas. Our guests and visitors are especially important to us and are so appreciated.

With best wishes for the Holiday Season and the New Year, please keep Safe and Healthy

Yours truly,



Don Seable

President

It's hard to believe that it has been over 43 years since we began the wonderful life of Vacation Villa Ownership here at Fairmont Hot Springs.

Throughout those years this program has provided us with so many new friendships and happy experiences that we can't even count them.

Recently I was invited to dinner at the home of Doran Cain, who was a member of our sales team for many years.

The other guests included Doug Morcom, and Pedro Cebulka (who were on our team since the early eighties and became my partners in Fairmont Resort Properties) and Pedro's wife Janet, my wife Carol and Mohsen El Wakeel, who was the food and beverage manager at Fairmont Hot Springs Resort for several decades.

It has been many years since so many of the strong leaders and supporters of our team have sat down together to enjoy a quiet evening of fine food, friendship and good conversation.

It was truly one of the warmest and most memorable evenings I can remember.

Because of our common love, respect and appreciation of the vacation ownership program, the conversation quickly became totally focused on the great people we have met and experiences we have enjoyed for so many years, thanks to you and all of our Villa Owners.

I wish you could have been there. We spent hours relating individual stories of our best experiences. The room was filled with tears of laughter and joy the whole evening.

It made me very proud to be a part of this team, including the many other team mates that worked with us through the years.

I have mixed feelings now that many of our original friends have enjoyed their forty year leases and may not be returning. Then when I review the records, I find that many of them have extended their leases so that they can continue to enjoy the Fairmont Mountainside Villas.

I want to thank all of our sales team, the management team and all of you - the Villa Owners - for making Fairmont a great place to live and enjoy.

Don Seable
President
Fairmont Villa Management

