



## NEWSLETTERS – DECEMBER 2025

### Transition in Ownership & Introduction of Aldesta

We are pleased to announce that Fairmont Mountainside Villas has transitioned to new management under Aldesta Hotels, marking an important new chapter for the property.

*We're excited to share that Fairmont Mountainside Villas is now part of the Aldesta Hotels family. This is a special property with a strong history and a community of owners who truly care about it. We're looking forward to building on that foundation and continuing the success that's already here. Our team is settling in, learning the property, and we're eager to work with all of you as we move forward together.*

*Tony Medd*

*Vice President of Hotels*

*Aldesta Hotels*



As part of this transition, we are pleased to introduce our new management team:

- **General Manager:** Jesse Ferguson, overseeing the Fairmont Hot Springs resort as well as the MountainSide Villas. (jferguson@fhsr.com)
- **Front Office Manager:** Nina Stashenko. Nina has been working at the villas for already 2,5 years, in housekeeping, front desk and reservations. (frontdeskmgr@msvillas.com)
- **Housekeeping Manager:** Martha Lua Sanchez (hskpmgr@msvillas.com)
- **Maintenance Supervisor:** Robert Semeredi

We look forward to continuing to provide excellent service under this refreshed leadership.

### **Staff Appreciation**

We want to express our sincere gratitude to the dedicated staff members who supported MountainSide Villas for many years and who remained with us through the ownership transition. Their commitment has been invaluable, and although many have now chosen to enjoy a well-deserved retirement, they continue to offer guidance when needed. We are grateful for their legacy and wish them all the best.

A big thanks to Jean, Lorna, Dale, Julie, Rory, Michelle, Heinz and Kathy.

### **A Special Thank-You to Our Support Teams**

We would also like to extend our heartfelt appreciation to the many individuals from across the Fairmont Hot Springs Resort, our Head Office, and the various Aldesta hotels who assisted during the ownership transition and the implementation of our new reservation system. Your willingness to step in, share expertise, and support our team—often on very short notice—has been invaluable. Your contributions have made a meaningful difference, and we are truly grateful for your dedication, patience, and teamwork throughout this process.

## Updated Operating Hours

Please note the following changes:

- **Reservations Department:**

Monday, Thursday, and Friday — 9:00 a.m. to 5:00 p.m. MST

You can call 1-855-345-6341

or email [resweb@msvillas.com](mailto:resweb@msvillas.com) or [resone@msvillas.com](mailto:resone@msvillas.com)

*Booking day is on Friday*

If you call outside of these hours, the Front Desk staff can transfer your call to the reservation desk voicemail, but they will not be able to make your booking.

- **Recreation Center:**

Open daily from 11:00 a.m. to 7:00 p.m.

*Check-ins after 7:00 p.m. will be handled at the Fairmont Hot Springs Resort front desk.*

- **Pool & Hot Tubs:**

Open from 9:00 a.m. to 10:00 p.m. Accessible from outside while the recreation center is closed. (Previously closed at 8:45 p.m.)

## Check-in & Check-out Times

- Check-in time is any time **after** 4:00pm on your arrival date
- Check-out time is any time **prior** to 10:00am of your departure date
- **Early check-ins or late check-outs are not permitted.**

Villas can only be released after they have been checked and approved by the Housekeeping Manager. We ask that you refrain from going over to the villa until it has been released for occupancy. If the unit is ready prior 4pm, we will be happy to let you in early.

## Booking & Calendar Updates

- **2027 Booking Calendar:** Find below the booking calendar for reservations done in 2026 for a stay in 2027. [\(Insert link for download\)](#)

### WHAT DAY TO CALL IN 2026 TO BOOK 2027

2026		CHECK IN/OUT DAYS FOR 2027				
FRIDAY	WK #	FRI	SAT	SUN	MON	
JAN 2	1	01-08	02-09	03-10	04-11	
JAN 9	2	08-15	09-16	10-17	11-18	
JAN 16	3	15-22	16-23	17-24	18-25	
JAN 23	4	22-29	23-30	24-31	25-01	
JAN 30	5	29-05	30-06	31-07	01-08	
FEB 6	6	05-12	06-13	07-14	08-15	
FEB 13	7	12-19	13-20	14-21	15-22	FAMILY DAY
FEB 20	8	19-26	20-27	21-28	22-01	
FEB 27	9	26-05	27-06	28-07	01-08	
MAR 6	10	05-12	06-13	07-14	08-15	
MAR 13	11	12-19	13-20	14-21	15-22	
MAR 20	12	19-26	20-27	21-28	22-29	
MAR 27	13	26-02	27-03	28-04	29-05	GOOD FRIDAY
APR 7	14	02-09	03-10	04-11	05-12	
APR 10	15	09-16	10-17	11-18	12-19	
APR 17	16	16-23	17-24	18-25	19-26	
APR 24	17	23-30	24-01	25-02	26-03	
MAY 1	18	30-07	01-08	02-09	03-10	
MAY 8	19	07-14	08-15	09-16	10-17	
MAY 15	20	14-21	15-22	16-23	17-24	
MAY 22	21	21-28	22-29	23-30	24-31	VICTORIA DAY
MAY 29	22	28-04	29-05	30-06	31-07	
JUN 6	23	04-11	05-12	06-13	07-14	
JUN 12	24	11-18	12-19	13-20	14-21	
JUN 19	25	18-25	19-26	20-27	21-28	
JUN 26	26	25-02	26-03	27-04	28-05	
JUL 3	27	02-09	03-10	04-11	05-12	
JUL 10	28	09-16	10-17	11-18	12-19	
JUL 17	29	16-23	17-24	18-25	19-26	
JUL 24	30	23-30	24-31	25-01	26-02	
JUL 31	31	30-06	31-07	01-08	02-09	BC DAY
AUG 7	32	06-13	07-14	08-15	09-16	
AUG 14	33	13-20	14-21	15-22	16-23	
AUG 21	34	20-27	21-28	22-29	23-30	
AUG 28	35	27-03	28-04	29-05	30-06	
SEP 4	36	03-10	04-11	05-12	06-13	LABOUR DAY
SEP 11	37	10-17	11-18	12-19	13-20	
SEP 18	38	17-24	18-25	19-26	20-27	
SEP 25	39	24-01	25-02	26-03	27-04	
OCT 2	40	01-08	02-09	03-10	04-11	
OCT 9	41	08-15	09-16	10-17	11-18	THANKSGIVING (CAN)
OCT 16	42	15-22	16-23	17-24	18-25	
OCT 23	43	22-29	23-30	24-31	25-01	
OCT 30	44	29-05	30-06	31-07	01-08	
NOV 6	45	05-12	06-13	07-14	08-15	
NOV 13	46	12-19	13-20	14-21	15-22	
NOV 20	47	19-26	20-27	21-28	22-29	
NOV 27	48	26-03	27-04	28-05	29-06	
DEC 4	49	03-10	04-11	05-12	06-13	
DEC 11	50	10-17	11-18	12-19	13-20	
DEC 18	51	17-24	18-25	19-26	20-27	
DEC 29	52	24-31	25-01	26-02	27-03	CHRISTMAS DAY

THE CHART TO THE LEFT SHOWS WHAT DAY TO CALL AND OR EMAIL TO RESERVE YOUR WEEK FOR 2027. FOR EXAMPLE, IF YOU WISH TO RESERVE FOR WEEK 7 IN 2027, (FEB 12, 13, 14 OR 15 ARRIVAL) YOU WILL NEED TO CALL ON FRIDAY FEBRUARY 13, 2026 @ 9:00 AM (MST)

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

IF A BOOKING FALLS ON A STATUTORY HOLIDAY BOOKING WILL BE ON THE FOLLOWING BUSINESS DAY.

**FLOATING OWNERSHIP** bookings are made on a first come, first serve basis according to space availability. Bookings can 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 anyone may arrange for a reservation in the coming year will always be a **Friday** (or **Monday**, if the Friday is a statutory holiday).

**FIXED OWNERSHIP** bookings are automatically done, but **owners need to call at least 2 weeks prior to check-in** to confirm the arrival/departure dates due to calendar changes.

The table below shows the Villas that are not available for booking at anytime during the year, except for nightly rentals.

#### **Villas not available in 2026 and 2027**

R4, 5, 6 & 7

S1 & 3

T1, 2, 5 & 6

W1, W2

X1, 2, 3, 4, 5 & 6

#### **Depositing Weeks**

If you would like to deposit your time with an external exchange company, you will need to reserve your week at your home resort (Mountainside Villas) up to one year in advance in order to trade a week here for a week elsewhere.

You must deposit the weeks up to 120days in advance to receive full points with CIG and at least **30 DAYS** (previously 2 months) in advance for regular week deposits to ensure a regular deposit, or **14DAYS** before c/i for Late (Flex) deposits.

**Maintenance fees must be paid for week(s) depositing**

#### **Multi-week Stays**

If you are staying for multiple weeks and would like a second clean, please let the Front Desk staff know at check-in what time you would like the clean.

The second clean will take place on the day that you checked in i.e. if you check-in on Friday the clean will be the following Friday. The Housekeeping team will do their best to schedule the clean for the time requested.

- **2026–2028 Check-in Day Calendar:** Also available for your reference, the check-in day date per week. 2026-2030 Check-in day calendar available to download [\(Insert link for](#)

SEASONS:	PRIME SKI	PRIME GOLF	GOLDEN	LEISURE	Golden week (Good Friday – Easter Monday) and Family Day week are highlighted with orange background.									
SEASON	MONTH	WEEK NO.	2026				2027				2028			
			FRI	SAT	SUN	MON	FRI	SAT	SUN	MON	FRI	SAT	SUN	MON
PRIME SKI	JAN	1	02-09	03-10	04-11	05-12	01-08	02-09	03-10	04-11	07-14	08-15	09-16	10-17
"	"	2	09-16	10-17	11-18	12-19	08-15	09-16	10-17	11-18	14-21	15-22	16-23	17-24
"	"	3	16-23	17-24	18-25	19-26	15-22	16-23	17-24	18-25	21-28	22-29	23-30	24-31
"	"	4	23-30	24-31	25-01	26-02	22-29	23-30	24-31	25-01	28-04	29-05	30-06	31-07
"	"	5	30-06	31-07	01-08	02-09	29-05	30-06	31-07	01-08	04-11	05-12	06-13	07-14
"	FEB	6	06-13	07-14	08-15	09-16	05-12	06-13	07-14	08-15	11-18	12-19	13-20	14-21
"	"	7	13-20	14-21	15-22	16-23	12-19	13-20	14-21	15-22	18-25	19-26	20-27	21-28
"	"	8	20-27	21-28	22-01	23-02	19-26	20-27	21-28	22-01	25-03	26-04	27-05	28-06
"	"	9	27-06	28-07	01-08	02-09	26-05	27-06	28-07	01-08	03-10	04-11	05-12	06-13
"	MAR	10	06-13	07-14	08-15	09-16	05-12	06-13	07-14	08-15	10-17	11-18	12-19	13-20
"	"	11	13-20	14-21	15-22	16-23	12-19	13-20	14-21	15-22	17-24	18-25	19-26	20-27
PRIME GOLF	"	12	20-27	21-28	22-29	23-30	19-26	20-27	21-28	22-29	24-31	25-01	26-02	27-03
"	"	13	27-03	28-04	29-05	30-06	26-02	27-03	28-04	29-05	31-07	01-08	02-09	03-10
"	APR	14	03-10	04-11	05-12	06-13	02-09	03-10	04-11	05-12	07-14	08-15	09-16	10-17
"	"	15	10-17	11-18	12-19	13-20	09-16	10-17	11-18	12-19	14-21	15-22	16-23	17-24
"	"	16	17-24	18-25	19-26	20-27	16-23	17-24	18-25	19-26	21-28	22-29	23-30	24-01
"	"	17	24-01	25-02	26-03	27-04	23-30	24-01	25-02	26-03	28-05	29-06	30-07	01-08
"	MAY	18	01-08	02-09	03-10	04-11	30-07	01-08	02-09	03-10	05-12	06-13	07-14	08-15
"	"	19	08-15	09-16	10-17	11-18	07-14	08-15	09-16	10-17	12-19	13-20	14-21	15-22
"	"	20	15-22	16-23	17-24	18-25	14-21	15-22	16-23	17-24	19-26	20-27	21-28	22-29
"	"	21	22-29	23-30	24-31	25-01	21-28	22-29	23-30	24-31	26-02	27-03	28-04	29-05
"	"	22	29-05	30-06	31-07	01-08	28-04	29-05	30-06	31-07	02-09	03-10	04-11	05-12
"	JUN	23	05-12	06-13	07-14	08-15	04-11	05-12	06-13	07-14	09-16	10-17	11-18	12-19
GOLDEN	"	24	12-19	13-20	14-21	15-22	11-18	12-19	13-20	14-21	16-23	17-24	18-25	19-26
"	"	25	19-26	20-27	21-28	22-29	18-25	19-26	20-27	21-28	23-30	24-01	25-02	26-03
"	"	26	26-03	27-04	28-05	29-06	25-02	26-03	27-04	28-05	30-07	01-08	02-09	03-10
"	JUL	27	03-10	04-11	05-12	06-13	02-09	03-10	04-11	05-12	07-14	08-15	09-16	10-17
"	"	28	10-17	11-18	12-19	13-20	09-16	10-17	11-18	12-19	14-21	15-22	16-23	17-24
"	"	29	17-24	18-25	19-26	20-27	16-23	17-24	18-25	19-26	21-28	22-29	23-30	24-31
"	"	30	24-31	25-01	26-02	27-03	23-30	24-31	25-01	26-02	28-04	29-05	30-06	31-07
"	"	31	31-07	01-08	02-09	03-10	30-06	31-07	01-08	02-09	04-11	05-12	06-13	07-14
"	AUG	32	07-14	08-15	09-16	10-17	06-13	07-14	08-15	09-16	11-18	12-19	13-20	14-21
"	"	33	14-21	15-22	16-23	17-24	13-20	14-21	15-22	16-23	18-25	19-26	20-27	21-28
"	"	34	21-28	22-29	23-30	24-31	20-27	21-28	22-29	23-30	25-01	26-02	27-03	28-04
"	"	35	28-04	29-05	30-06	31-07	27-03	28-04	29-05	30-06	01-08	02-09	03-10	04-11
"	SEP	36	04-11	05-12	06-13	07-14	03-10	04-11	05-12	06-13	08-15	09-16	10-17	11-18
PRIME GOLF	"	37	11-18	12-19	13-20	14-21	10-17	11-18	12-19	13-20	15-22	16-23	17-24	18-25
"	"	38	18-25	19-26	20-27	21-28	17-24	18-25	19-26	20-27	22-29	23-30	24-01	25-02
"	"	39	25-02	26-03	27-04	28-05	24-01	25-02	26-03	27-04	29-06	30-07	01-08	02-09
"	OCT	40	02-09	03-10	04-11	05-12	01-08	02-09	03-10	04-11	06-13	07-14	08-15	09-16
"	"	41	09-16	10-17	11-18	12-19	08-15	09-16	10-17	11-18	13-20	14-21	15-22	16-23
"	"	42	16-23	17-24	18-25	19-26	15-22	16-23	17-24	18-25	20-27	21-28	22-29	23-30
"	"	43	23-30	24-31	25-01	26-02	22-29	23-30	24-31	25-01	27-03	28-04	29-05	30-06
LEISURE	"	44	30-06	31-07	01-08	02-09	29-05	30-06	31-07	01-08	03-10	04-11	05-12	06-13
"	NOV	45	06-13	07-14	08-15	09-16	05-12	06-13	07-14	08-15	10-17	11-18	12-19	13-20
"	"	46	13-20	14-21	15-22	16-23	12-19	13-20	14-21	15-22	17-24	18-25	19-26	20-27
"	"	47	20-27	21-28	22-29	23-30	19-26	20-27	21-28	22-29	24-01	25-02	26-03	27-04
"	"	48	27-04	28-05	29-06	30-07	26-03	27-04	28-05	29-06	01-08	02-09	03-10	04-11
"	DEC	49	04-11	05-12	06-13	07-14	03-10	04-11	05-12	06-13	08-15	09-16	10-17	11-18
"	"	50	11-18	12-19	13-20	14-21	10-17	11-18	12-19	13-20	15-22	16-23	17-24	18-25
GOLDEN	"	51	18-25	19-26	20-27	21-28	17-24	18-25	19-26	20-27	22-29	23-30	24-31	25-01
"	"	52	25-01	26-02	27-03	28-04	24-31	25-01	26-02	27-03	29-05	30-06	31-07	01-08

[download\)](#)

## 2026 Maintenance Fees

### SATIUS PROPERTY MANAGEMENT STATEMENT OF OPERATING PROJECTIONS

	PROJECTED 2025		PROJECTED 2026	
	\$	UNIT / WK	\$	UNIT / WK
SALARIES & BENEFITS	\$ 2,422,032	\$ 409.41	\$ 2,543,134	\$ 429.88
REPAIRS & MAINTENANCE	101,000	17.07	126,050	21.31
SUPPLIES	160,000	27.05	168,000	28.40
HYDRO	445,000	75.22	467,250	78.98
PROPANE	95,000	16.06	99,750	16.86
PROPERTY TAXES	75,000	12.68	78,750	13.31
UTILITIES, ROADS & WASTE	165,000	27.89	173,250	29.29
INSURANCE	200,000	33.81	210,000	35.50
RELINQUISHED PROVISIONS	60,000	10.14	63,000	10.65
GENERAL ADMIN & OFFICE	50,300	8.50	52,815	8.93
AUTOMOTIVE	55,000	9.30	57,750	9.76
LEGAL & AUDIT	30,000	5.07	31,500	5.32
BANK SERVICE CHARGES	90,000	15.21	94,500	15.97
TELEPHONE & FAX	7,000	1.18	7,500	1.27
POSTAGE	6,000	1.01	6,300	1.06
SOCIAL & RECREATIONAL	1,000	0.17	1,050	0.18
CABLEVISION	45,000	7.61	47,250	7.99
TRUSTEE FEES	60,000	10.14	25,000	4.23
MISCELLANEUS	11,000	1.86	11,550	1.95
<b>TOTAL EXPENSES</b>	<b>\$ 4,078,332</b>	<b>\$ 689.38</b>	<b>\$ 4,264,399</b>	<b>\$ 720.83</b>
MISCELLANEOUS INCOME	229,000	38.71	229,000	38.71
<b>NET OPERATING INCOME</b>	<b>\$ 3,849,332</b>	<b>\$ 650.67</b>	<b>\$ 4,035,399</b>	<b>\$ 682.12 (A)</b>

(A) THIS AVERAGE TRANSLATES AS FOLLOWS

	1 BEDROOM	2 BEDROOM	1 BEDROOM	2 BEDROOM
BASIC FEES	589.28	677.03	615.80	707.50
REFURBISHING CONTRIBUTION	60.00	65.00	62.70	67.93
MANAGEMENT FEES	97.39	111.30	101.77	116.31
	<b>746.67</b>	<b>853.33</b>	<b>780.27</b>	<b>891.73</b>
5% GST	37.33	42.67	39.01	44.59
<b>TOTAL FEES</b>	<b>\$ 784.00</b>	<b>\$ 896.00</b>	<b>\$ 819.28</b>	<b>\$ 936.32</b>

**1 bedroom: 819.28 CAD**

**2 bedrooms: 936.32 CAD**

You may now contact us to begin payment arrangements. Payments are due by **January 31, 2026**

## NOTICE FOR COMMUNICATING TO OWNERS

- Communication to our owners will continue to be posted on our website;
- Rental and reservation confirmations will be emailed;
- Invoices in January will be **emailed**
- Quarterly statements will be emailed.

**FOR THESE REASONS, IT IS EXTREMELY IMPORTANT TO KEEP US INFORMED OF ANY CHANGES TO YOUR EMAIL AND MAILING ADDRESS.**

YOU CAN PHONE THE OFFICE ON 1-855-345-6341

OR

EMAIL [FRONTDESK@MSVILLAS.COM](mailto:FRONTDESK@MSVILLAS.COM)

## PET POLICY

We are issuing a friendly reminder to all owners and guests, that Mountainside Vacation Villas has always been a **NO PETS** property. There are kennels in our area and you may contact them in advance to set up that service. Information can be found on our website under the “services” tab.

As per the BC Government Guide Dog and Service Dog Certification program, only Guide and Service Dogs that are specially trained by an accredited training school, and government certified, are permitted. British Columbia’s Guide and Service Dog Certification program states:

“Therapy and emotional support animals, including dogs, are not eligible for certification.”

A link to our complete **PET POLICY** can be found on our website.

If a Guide or Service Dog will be arriving with you, documentation is required **3 WEEKS PRIOR** to your arrival by email to Nina at [frontdeskmgr@msvillas.com](mailto:frontdeskmgr@msvillas.com)

## What's New at MountainSide Villas

We have several updates to enhance your experience:

- **New Reservation System:**  
We recently implemented a new system. While the transition has been challenging, we are confident it will improve efficiency for both owners and staff moving forward.
- **Phone System Upgrade:**  
A full upgrade to our office phone system is planned for 2026.
- **Hot Water Restored:**  
Hot water service has been fully restored in the recreation center changing rooms.
- **Linen Improvements:**  
A significant order of new linens has arrived, helping us address ongoing laundry and supply challenges.
- **Pool table:**  
The pool table at the recreation center is now FREE to use, come enjoy a game!
- **Movie rental**  
Movies are now available to borrow free of charge.
- **Natural Hot Springs pools discount**  
From January 2026 the Villas guests and owners will be able to access the Natural Hot Springs pools located at the Fairmont Hot Springs resort at a discounted price.
- **Activities**  
The Villas guests and owners have access to all activities included at the Fairmont Hot Springs Resort. The schedule is different every month and is available at the recreation center lobby and online ([click here](#) and then on "View December Activities")

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## Current Challenges

Like many businesses in the valley, we continue to face significant staffing challenges. Recent changes to immigration regulations have made hiring even more difficult, and we have unfortunately lost several exceptional team members.

Despite these obstacles, our current team is working diligently to find solutions. Our priority is to restore the recreation center and reservations department to full operating hours as soon as staffing permits.

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We appreciate your patience and support during this period of transition. If you have any questions, please feel free to contact us.

Warm regards,

**The MountainSide Villas Management Team**



*As the year comes to a close, we would like to extend our heartfelt wishes for a joyful holiday season to you and your loved ones.*

*Your continued trust and support mean so much to our entire team, and we are truly grateful to have you as part of the MountainSide Villas family.*

*We hope the holidays bring you rest, happiness, and time spent with those who matter most.*

*We look forward to welcoming you back in 2026 and in the many years ahead. From all of us at MountainSide Villas, we wish you a healthy, peaceful, and prosperous New Year.*

