



PRVSCA  
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## Pentwater RV Storage Condominium Association

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### Update to All Owners July 23, 2015

The Board wanted to take a minute to update PRVSCA Owners on a couple topics from June's Annual Meeting that we know are of interest to all of you.

1. The Board met with Steve Kratzer and Kellie Bond, the owners of Unit 33 at the end of Castaway Drive and we would like to welcome them into the PRVSCA. We have reached an understanding on several issues regarding their unit including how best to have Turning Leaf handle snow plowing in their area, road maintenance at the end of Castaway Drive, the use of apron locator poles and their potential liability, etc. Effectively immediately Steve and Kellie will become full voting members in the PRVSCA.
2. The Board is working quotes from Hallick regarding re-gravelling of the common roads in several areas including at the west end of Bow Lane, the North end of Castaway, and the puddle area of Bow Lane near the turn. More to come on this later this summer.
3. Ron Gooding, PRVSCA President, has negotiated an agreement with Robert Jeffries regarding the cleanup of the materials stored outside his unit. This agreement has been signed by both parties and reviewed by an attorney with experience in home-owner association legal matters and, in his opinion, serves to eliminate any future costly arbitration. In summary, Mr. Jeffries acknowledges that he is in violation of the bylaws and has agreed, in writing, to clean up the situation by September 1<sup>st</sup> at his expense. If he fails to comply by September 1<sup>st</sup>, he has agreed to permit the Association to take whatever action is needed to clean up the situation for him and he has agreed to pay the Association's expenses to do so. In that case, it is expected that the Association would invoice Mr. Jeffries for the expenses incurred with the full amount due in 30 days. The attorney believes that the Association would be on solid ground to seek an order to pay if that invoice goes beyond the 30 day period without payment in District court, but that would only be as a last resort. Ron found Mr. Jeffries very cooperative and wanting to avoid any legal action.
4. We have researched placing brine on the gravel roads and unfortunately at this time it is not feasible. Spraying anything on roads to control dust is highly regulated by the state now, and it's essentially impossible to find contractors willing to wade through those regulations. Most brining is now done only by local government road commissions.

We hope your summer is a good one, especially now that our warmer weather has finally arrived. We'll keep you posted on any ongoing items as they occur. Please remember to keep your lots mowed and drive slowly to minimize dust and wash-boarding on the common roads.

The PRVSCA Board.