

# Christmas Mountain Campground

Membership Town Hall  
April 13, 2024



# Meeting Decorum

- We ask that all attendees remain respectful and courteous at all times
- Please refrain from disruptive behavior, such as shouting and interrupting others
- Please do not speak until called upon by the meeting chair
- Out of respect for everyone's time, all attendees will be held to a three minute speaking cap

# 2024 Projects

We are excited to update you on recent and upcoming projects on property and within the Campground:

- Indoor pool and hot tub located at registration will be refinished late summer. This is scheduled to be completed before the outdoor pools are closed.
- Indoor pool at registration received new furniture in March and outdoor pool furniture has been ordered.
- New golf carts on property which include course GPS and geofencing. Carts will be available for use within the next few weeks.
- Magic carpets will be installed for the tubing hill and bunny hill in the fall and old tow ropes will be removed.
- Pine Villa and Log Cabin pools are being resurfaced this spring.
- Cottage decks continue to be replaced.
- Gutters and downspouts are being installed on the cottages to help with drainage.
- New restroom partitions for the RV shower house, as well as a playground in the same vicinity, will be installed in the spring.
- Clubhouse wading pool is scheduled to be resurfaced this spring.
- Clubhouse laundry sink and fixtures are being replaced.



# 2024 Projects

## Continuation of Property Wide Paving Project

- \$1,274,516 is budgeted for paving improvements in 2024, in addition to the \$1,064,844 in 2023 improvements.
- Project is scheduled to begin mid-April and be completed mid-May.
- Majority of the Campground to include the RV sites will be impacted May 1<sup>st</sup> – May 15<sup>th</sup>, PRV Phase 2 and 3 will be impacted May 8<sup>th</sup> – May 22<sup>nd</sup>.



# Campground Initiatives

## Enforcement of Rules and Regulations

- Resort management continues to enforce new Rules and Regulations, adopted by the Board of Directors in April of 2023.
- The Board of Directors has engaged association legal counsel to draft communication pieces that will be utilized by resort management to address rule infractions, including the no rental policy.

## Architectural Review Committee

- The Board of Directors has enacted an Architectural Review Committee (“ARC”) and has delegated them with the responsibility to review and provide recommendations on all applications for requested modifications or improvements to any Permanent RV Campsite.
- Members of the ARC include Stephanie Dowling (3 year term), Jim Rood (2 year term), Julie Walther (1 year term) as well as Tim Blaschke and Fabian Pal.
- The first initiative of the ARC is to review and recommended changes to the current architectural guidelines. Once the committee has finalized their recommendations, the guidelines will be reviewed by association legal counsel and the town of Dellona prior to being presented to the Board of Directors.

## PRV Delinquency

- In September of 2023, the Board of Directors approved a PRV specific assessment, billing and collection policy to address instances of delinquency in PRV owners.
- This policy was mailed with the 2024 maintenance fee billing and outlines association collection efforts and enforcement methods should delinquency not be resolved.
- The final phase of the collection efforts, to include sending accounts to an outside collection agency/attorney, is scheduled for April 30, 2024.



# Overflow Parking Reminder



## Parking Regulations

- The speed limit for all vehicles will be 10 miles per hour or as posted.
- Parking is allowed only in designated areas. No parking on access roads, grassy areas or other restricted areas.
- Only two (2) vehicles (to include UTV/ATV) will be allowed per campsite. Vehicles are to be parked on your side or in your driveway and not extending into the roadway. A minimum of two wheels for each vehicle must be on the driveway. Golf carts are not subject to this rule.
- Any additional vehicles, boats, trailers and car dollies must be parked in the overflow parking lot located opposite of the registration building and must be registered with the front desk.
- Golf carts are permitted. They must be registered, and proof of insurance must be provided. Drivers must be 16 years of age or older and hold a valid driver's license.
- No vehicle or RV washing is allowed.

## Overflow Parking Areas -

# Resort Accolades

We are excited to share the accolades received by Christmas Mountain Village and it's associates:

***Circle of Excellence*** provides Bluegreen the opportunity to recognize front-line resort associates and leaders who everyday rise to meet and exceed the ever changing and ever challenging needs of our owners and guests. This year the following associates were recognized:

**Jaden Moll**

Resort Experience Associate of the Year

**Gadrieal Kollaszar**

Nominee for Guest Services Leader of the Year

**Treisha Moll**

Nominee for Housekeeping Leader of the Year

**Madison Graf**

Nominee for Resort Experience Leader of the Year

**Casey Cernohous**

Nominee for Manager of Distinction

Bluegreen Resorts Management holds an annual conference to recognize the accomplishments of individual resort and resort management leaders. This year Christmas Mountain Village was awarded the ***Outstanding Achievement Award*** to recognize their superior operational and financial performance for 2023 .

Additionally, Tim Blaschke was named a finalist for the ***Resort Manager of the Year*** for the second year in a row!

# Question and Answer Session

The Board of Directors will take questions, one owner at a time. Each owner will be permitted one speaking opportunity, with a speaking time cap of three minutes.



*Thank you for attending.*

