

# **WPOA 2016 ANNUAL MEETING**

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**WINTERGREEN PROPERTY OWNERS ASSOCIATION**  
**ANNUAL MEETING OF MEMBERS**

**November 12, 2016**

9:00 a.m. – Community Fair – Coffee, Tea & Soft drinks – SKYLINE PAVILION

10:00 a.m. – Meeting – SKYLINE PAVILION

CALL TO ORDER- JOHN COY, PRESIDENT

INTRODUCTION OF BOARD MEMBERS- JOHN COY

TREASURER’S REPORT- RON DUDDLESTON

EXECUTIVE DIRECTOR’S REPORT- RUSSELL OTIS

FIRE AND RESCUE REPORT- CHIEF CURTIS SHEETS

POLICE REPORT- CHIEF STANLEY OLAH

QUESTION AND ANSWER SESSION

ADJOURNMENT/ BRIEF 5 MINUTE INTERMISSION

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**WINTERGREEN COMMUNITY ORGANIZATIONS**

**November 12, 2016**

11:30 a.m. - SKYLINE PAVILION

CALL TO ORDER- RON TURNBULL, MC

THE NATURE FOUNDATION AT WINTERGREEN

WINTERGREEN PERFORMING ARTS

W.P. LLC UPDATE- HANK THIESS

ADJOURNMENT

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88 Wintergreen Drive  
Wintergreen Resort, VA  
22967-2162  
Tel. 434 325 8530  
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Wintergreen Property Owners Association

Dear WPOA Members,

The 2016 42nd Annual Meeting of WPOA Members will be held **November 12, 2016 at 10:00 AM** in the **Skyline Pavilion**. The meeting will follow a similar format as previous years with WPOA's annual meeting session being conducted prior to presentations by Resort management and community organizations. One hour prior to the start of the WPOA meeting you will have time to browse community organization information tables and meet with their representatives to learn about the programs and activities they each offer to the Wintergreen community.

It has been a busy and important year for your property owner's association. Perhaps the most important task before the Board of Directors, was the search and selection of a new Executive Director to follow Russell Otis. Russell will be retiring on December 31, 2016 after 27 years of dedicated and untiring service to our association. As you can imagine, this was not an easy process. The selection committee members and Board of Directors spent over seven months and more than 600 hours conducting the search process. In the end, the Board offered the position to Jay Roberts, who currently serves as the Vice President of Operations for Wintergreen Resort. As an earlier announcement reported, Jay has extensive background and knowledge of the Wintergreen community and has spent many years working closely with WPOA departments. Jay will begin his new position as Executive Director on October 1, 2016.

Another issue that the Board continues to address is the Atlantic Coast Pipeline. The ACP is proposed to cross route 664 below the mountain community entrance. The route is being opposed locally by a coalition of organizations including WPOA, Wintergreen Resort, Friends of Wintergreen and Friends of Nelson County. Throughout the year, WPOA together with these groups, has participated in countless meetings with ACP representatives, local government, state and federal officials and the Federal Energy Regulatory Commission (FERC). FERC will ultimately approve or disapprove the proposed pipeline route. Currently, if approved by FERC, ACP anticipates construction in the Wintergreen area would begin in the Fall of 2017. Be assured WPOA will continue to oppose the current route.

In addition to these critical matters, your association continues to address key infrastructure issues to include road maintenance, culvert replacement and general upkeep and improvement of our common areas. With an aging infrastructure many of these items will need increasing attention in the years to come.

Due to a restructuring of Board terms, no board member terms are expiring this year. Therefore, there will not be a general election of new Board members for 2016. The election process will be back on schedule in 2017 when three new Board members will need to be elected.

The Board has approved a modest increase of three percent for next year's budget. The increase is driven by the increase in health care costs and a one percent increase in the compensation budget. The budget also continues to fund our key reserve funds for road upkeep, snow removal and capital equipment. The budget will increase annual assessments by \$49 for improved properties. More detailed information is included in the Treasurer's report.

Thank you for your support during this important and transitional year. Please join us at the Annual Meeting on November 12, 2016.

John Coy  
President  
WPOA Board of Directors

## **Treasurers Report**

To date, the 2016 Budget is on track and we anticipate ending the year in sound financial condition. There have been the usual challenges, but so far they have been overcome within budgeted funds. Snow Removal budgets were depleted with blizzard conditions in mid-January and mid-February with ice and bitter cold temperatures on the Mountain and in Stoney Creek.

The Road Maintenance Department also had the additional task of replacing major culverts that were failing due to age. This work will continue in the foreseeable future and the budget has been adjusted accordingly.

Looking ahead, the Board of Directors has approved the **2017 Budget**. This budget summary reflects a balanced budget based on an increase of **\$49.00** in the Improved Property Annual Assessment rate. Other rates increase accordingly.

The **2017 Budget** provides for the following changes-summarized:

- 1) **\$76K** Increase in Wages provides a 1% COL and 1% Merit Pool, EMS Base Salary adjustments to remain competitive.
- 2) **\$81K** Increase - Insurances & Benefits payroll taxes and 401K
- 3) **-\$34K** Decrease in Gas costs overall.
- 4) **\$72K** Increase in Road Maintenance for Culvert Replacement
- 5) **\$30K** Other Road Maintenance including Snow Removal
- 6) **-\$31K** Decrease in Facilities/Capital
- 7) **-\$6K** Decrease in miscellaneous expense

Last year we decreased the Gypsy Moth spraying budget by \$10K for 2016, due to the extremely cold and wet spring, spraying was again deemed not necessary. We will not have next year's decision for spraying until Spring 2017. Surveying costs continue in order to monitor the moth's progress.

The next repaving of Wintergreen Drive and asphalt roads is now projected for 2022 the reserve account to meet anticipated inflation costs of well over \$1.5 Million has been funded accordingly in the coming budget.

Please direct specific questions to Theresa Harris (434) 325-8530

Thank you,

Ron Duddleston  
WPOA Treasurer

**Wintergreen Property Owners Association, Inc.  
Operating Budget Summary 2014-2017**

<b>INCOME *Booked</b>	<b><u>2014 Actuals</u></b>	<b><u>2015 Actuals</u></b>	<b><u>2016 Budget</u></b>	<b><u>2017 Proposed</u></b>
Assessments Booked not cash	5,472,703	5,687,517	5,830,510	6,005,447
WP LLC to Amenity Fee Structure	305,759	292,549	250,000	250,000
OTHER-Cell Towers, Late Penalty, ARB	125,995	132,793	110,083	119,872
Landscaping Department	83,206	80,111	79,946	83,408
Equipment sale 2015	83,470	17,500		
From Reserves	566,898	110,058		
<b><u>TOTAL INCOME</u></b>	<b>6,638,031</b>	<b>6,320,528</b>	<b>6,270,539</b>	<b>6,458,727</b>
<b>OUTLAYS</b>				
Police Includes Capital	1,106,134	1,110,222	1,157,785	1,202,070
Fixed & DEBT Services- Facilities	368,933	446,209	416,140	395,540
General & Administrative/Custodial	561,266	600,458	623,162	592,266
Architectural Review Board	57,542	65,634	81,236	90,596
ROADS includes Capital Equipment	1,874,617	2,341,477	2,165,746	2,244,801
Public Areas- Pools: Rodes Farm & Chestnut Springs	126,412	119,249	138,978	138,978
Landscaping Department	85,442	85,444	79,946	83,401
ES Bldgs Mt. Station I & Valley Station II	43,346	40,720	52,437	52,437
Fire Dept. Operations Contribution	40,000	40,000	44,000	40,000
Fire & Rescue Personnel	1,146,012	1,172,481	1,190,993	1,298,550
Rescue Dept. Operations Contribution	40,000	40,000	40,000	40,000
<b><u>TOTAL OUTLAYS</u></b>	<b>5,449,704</b>	<b>6,061,894</b>	<b>5,990,423</b>	<b>6,178,639</b>
<b>CONTINGENCY</b>				
Capital Equipment	40,000	40,000	40,000	40,000
General or Gypsy Moth		5,000	20,000	20,000
Management & Emergency	5,000	10,600	20,000	20,000
Snow & Storm	50,000			
Capital ES Reserve Reim from Nelson Co. (F&R)	566,898			
<b>RESERVES</b>				
Wintergreen Drive and Asphalt Roads	180,000	190,000	200,000	200,000
<b><u>TOTAL CONTINGENCY &amp; RESERVES</u></b>	<b>841,898</b>	<b>245,600</b>	<b>280,000</b>	<b>280,000</b>
<b>NET FOR YEAR</b>	<b>346,429</b>	<b>13,034</b>	<b>116</b>	<b>88</b>

2017 ASSESSMENT INCREASE OF \$49 BASED ON IMPROVED RATE. NEW 2017 IMPROVED \$1697.00

**WPOA SUMMARY  
BALANCE SHEET \***

<b>ASSETS</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
<b><u>CURRENT ASSETS</u></b>				
Cash & Temporary Cash Investments & Certificate Of Deposit	2,627,170	2,462,316	2,458,958	2,761,289
Accounts Receivable	205,438	179,970	196,719	130,282
Prepaid Expenses	6,650	5,505	17,243	15,954
Deferred income tax benefit	37,740	20,101	11,905	5,164
Income tax refund receivable	34,244	0	0	0
<b>TOTAL CURRENT ASSETS</b>	<b>2,911,242</b>	<b>2,667,892</b>	<b>2,684,825</b>	<b>2,912,689</b>
<b><u>LAND, BUILDINGS &amp; EQUIPMENT</u></b>				
Land & Improvements	3,812,946	4,442,040	4,483,277	4,622,059
Buildings & Improvements	2,529,357	2,523,857	3,103,246	3,593,755
Vehicles & Equipment	2,590,943	2,785,425	2,785,873	2,820,578
Furniture & Fixtures	44,903	44,903	44,017	46,777
Construction in process		113,967	97,443	0
(Accumulated Depreciation)	(4,869,648)	(4,597,255)	(4,900,892)	(5,064,108)
<b>NET</b>	<b>4,108,501</b>	<b>5,312,937</b>	<b>5,612,964</b>	<b>6,019,061</b>
<b><u>OTHER ASSETS</u></b>				
Accounts Receivable (Assessments)	57,606	54,108	61,832	48,702
Unamortized Loan Costs	6,695	2,975	0	0
<b>TOTAL OTHER ASSETS</b>	<b>64,301</b>	<b>57,083</b>	<b>61,832</b>	<b>48,702</b>
<b><u>TOTAL ASSETS</u></b>	<b><u>7,084,044</u></b>	<b><u>8,037,912</u></b>	<b><u>8,359,621</u></b>	<b><u>8,980,452</u></b>
<b>LIABILITIES AND NET ASSETS</b>				
<b><u>CURRENT LIABILITIES</u></b>				
Notes Payable within one year	143,623	186,170	160,323	165,694
Accounts Payable/Due to Carter Machinery Co.	23,977	37,799	0	131,022
Due to Wintergreen Volunteer Rescue Squad.				324,325
Accrued Expenses	37,208	19,771	7,820	25,251
Assessments Received in Advance	1,387,743	1,493,356	1,502,207	1,575,859
Income tax payable	0	0	0	0
Deferred income tax provision	0	0	0	0
Deferred property lease income	22,000	22,000	22,000	9,167
<b>TOTAL CURRENT LIABILITIES</b>	<b><u>1,614,551</u></b>	<b><u>1,759,096</u></b>	<b><u>1,692,350</u></b>	<b><u>2,231,318</u></b>
<b><u>LONG TERM LIABILITIES</u></b>				
Notes Payable after one year	1,307,809	1,709,577	1,548,602	1,349,888
Deferred Income Taxes				
Deferred property lease income	53,167	31,167	9,167	0
<b>TOTAL LONG TERM LIABILITIES</b>	<b>1,360,976</b>	<b>1,740,744</b>	<b>1,557,769</b>	<b>1,349,888</b>
<b><u>TOTAL LIABILITIES</u></b>	<b>2,975,527</b>	<b>3,499,840</b>	<b>3,250,119</b>	<b>3,581,206</b>
<b>FUND BALANCE</b>	<b>4,108,517</b>	<b>4,538,072</b>	<b>5,109,502</b>	<b>5,399,246</b>
<b><u>TOTAL LIABILITIES &amp; NET ASSETS</u></b>	<b><u>7,084,044</u></b>	<b><u>8,037,912</u></b>	<b><u>8,359,621</u></b>	<b><u>8,980,452</u></b>

\*BASED ON YEARLY AUDITED FINANCIAL REPORTS (AS OF DECEMBER 31 EACH YEAR)

WINTERGREEN PROPERTY OWNERS ASSOCIATION  
ARTICLE V – ANNUAL ASSESSMENTS

**(DUE: FEB. 1, 2017 – LATE PAYMENT PENALTY – 15%)**

	<b>2017 ANNUAL ASSESSMENT</b>
IMPROVED PROPERTY	<b>\$1697.00</b>
W/ 3 <sup>RD</sup> OWNER	\$2546.00
UNIMPROVED PROPERTY	<b>\$1126.00</b>
W/ 3 <sup>RD</sup> OWNER	\$1689.00
COMMERICAL PROPERTY PER COVENANTS	\$1126.00

THIS IS AN INCREASE FOR 2017 OF:

\$49/ IMPROVED	(1-2 OWNERS)
\$33/ UNIMPROVED	(1-2 OWNERS)
\$74/ IMPROVED	(3RD OWNER)
\$49/ UNIMPROVED	(3RD OWNER)

The Wintergreen Property Owners Association has enclosed the budget for 2017 to give you ample time to review and direct questions to us for answers during the annual meeting to be held on November 12, 2016 in the Skyline Pavilion at 10:00 a.m. Please note that annual assessments will be mailed on December 1, 2016. If you have not received yours by December 10, 2016 please contact Ceason Morris, AR at 434-325-8524.

Questions regarding the budget may be submitted in writing to: Wintergreen Property Owners Association Budget, 88 Wintergreen Drive, Wintergreen Resort, VA 22967, before October 23, 2016 to allow time to prepare responses accordingly.

**VISIT THE WPOA WEBSITE  
AT  
[WWW.WTGPOA.ORG](http://WWW.WTGPOA.ORG)**

Wintergreen Property Owners Association, Inc.  
Collection Policy  
Concerning Assessments on Lots, Dwelling Units,  
Public and Commercial Units

Pursuant to Article V of the Amended and re-stated Declaration of Covenants and Restrictions (amended covenants 2/16/2000) of the Wintergreen Property Owners Association, Inc.

1. Notices of annual assessments are to be mailed to property owners of record no later than December 1.
2. Annual assessments are due and payable by February 1 of the calendar year for which they are billed. A late payment penalty of fifteen percent (15%) will be added if the assessment is not paid on or before the past-due date specified in Section 3. Additionally, costs of collection as provided for in Article V- Covenants for Assessments will be charged.

The Annual and Special Assessments, together with such interest, at the judgment rate used by the Circuit Courts of Augusta and Nelson Counties; a late payment penalty of 15% and costs of collections therefore as hereinafter provided, shall be a charge and continuing lien on the real property and Section 1. Creation of the Lien and Personal Obligations of Assessments, Section 9. Effect of Non-Payment of Assessment: The Personal Obligation of the Owner; the Lien; Remedies of Association.

3. March 1 of each year, second notices with interest thereon are processed and mailed to owners with delinquent accounts.

4. A third notice is mailed to then-delinquent property owners on April 1 with interest thereon. Unpaid accounts are forwarded to the attorney of record for collection at a fee negotiated by Wintergreen Property Owners Association and the attorney, pursuant to Article V, Section 1, 9 & 10 of the Covenants. This fee is applied to the owner's account and is collected by the WPOA attorney, as part of the costs of Court. The attorney of record shall send a letter demanding payment within 30 days prior to instituting suit against a property owner for the delinquent account. Suits for delinquent annual assessments would be instituted in the General District Court of Nelson County or Augusta County, and, after ten days have elapsed from judgment without appeal, Abstracts of Judgment would be docketed as a lien against the property, in Nelson and/or Augusta Counties, Virginia, and, additionally, would be docketed in the landowner's home jurisdiction, if within Virginia. Interest will continue to accrue at the Virginia judgment rate until paid and satisfied, through the offices of the WPOA attorney. Upon payment, the attorney would make release of the paid judgment lien among the land records of the aforesaid county (ies).

Adopted by the Wintergreen Property Owners Association, Inc., Board of Directors this the 14<sup>th</sup> day of August 2009, based on the revised WPOA Covenants, February 13, 2009.

\_\_\_\_\_  
President (Seal)

Attest:

\_\_\_\_\_  
Secretary/Treasurer

**Signatures on file in the WPOA Administrative Office**



## FIRE & RESCUE SERVICES

### DIAL **911** FOR ALL EMERGENCIES

WPOA provides two employees in each station 24/7 who are trained to handle either fire or rescue emergencies. These providers are in place to assist either the Wintergreen Volunteer Fire Department or the Wintergreen Volunteer Rescue Squad.

Capital items such as ambulances and fire-trucks are **not** supported by WPOA assessments. Each department conducts a fund-drive each year to raise funds for these items.

**The Wintergreen Volunteer Fire Department** is a non-profit organization which was established in the late 1970s to protect the Mountain Village. Over the years, the department has grown to protect both the mountain and valley developments. The Fire Department is licensed as an Advanced Life Support agency and frequently assists the Rescue Squad on medical calls. The Insurance Safety Office (ISO) rating for the Fire Department is **3/9** which places the department in the 98<sup>th</sup> percentile when compared to similar size and structure departments in the nation.

The Fire Department is an authorized dealer of Kidde fire products such as extinguishers, escape ladders, and alarms. The Fire Department officials will gladly assist residents with risk analysis if requested.

To contact the fire department for non-emergency purposes;

Mountain Station	434-325-1051
Valley Station	434-325-8538
Chief	434-325-8536
Assistant Chief	434-325-2200-x-9270

**Mail tax-deductible donations or correspondence to WVFD, P.O. Box 711, Nellysford VA 22958**

**The Wintergreen Property Owners Volunteer Rescue Squad**, also a non-profit organization, operates 5 advanced life support ambulances as well as “first response” units located in both stations. Additionally, a “Heavy Squad Truck” is located in the Valley Station. This truck carries specialized equipment used to cut apart cars, assist with search and rescues, and serves as a mobile command post in the event of a large-scale disaster.

The rescue squad will perform a “healthy 12-lead EKG” in the comfort of your home per your request. These cardiograms stay on file in each ambulance and can be used to assist you during a cardiac emergency.

The squad also maintains a stock of durable medical equipment such as crutches, wheelchairs, potty-chairs, etc, which can be loaned to people with temporary needs.

To contact the rescue squad for non-emergency purposes;

Mountain Station	434-325-1051
Valley Station	434-325-8538
Chief	434-325-8536
Assistant Chief	434-325-2200-x-9271

**Mail tax-deductible donations or correspondence to WPOVRS, P.O. Box 711, Nellysford VA, 22958**

In addition to cash contributions, both departments have recently been able to benefit from donations such as vehicles, stocks, and building lots. All such donations are liquidated as quickly as possible. Please remember to think about these agencies in your estate plans.

## **Wintergreen Fire and Wintergreen Rescue – NEEDS YOU!**

The volunteer roster of the Fire Department is finally improving a bit, however still has a way to go. The roster of the Rescue Squad is declining a bit, and approximately 10 more active members are needed. There are currently 29 active members on the Rescue Squad and 12 on the Fire Department.

### **What does it take to join?**

Essentially, nothing. We can provide most of the training in-house. It will cost you nothing.

### **What are the time constraints?**

A good estimate would be 40 hours per month. Members are required to log 36 hours of on-call time (most done from your home) and attend a monthly training meeting. The hours at the beginning while you're in training may be a bit more than 40 per month. If you decide to become a licensed EMT or a certified Firefighter you will need to commit to the training for approximately 6 months.

### **What does it take to actually do the work?**

Both the Rescue Squad and the Fire Department are physically demanding. Obviously the Fire Department requires more, however the Rescue Squad does require frequent heavy lifting. Although we have lots of tools to make our work easier, a member really should be able to lift 100lbs from a squatting position. The ability to multi-task is essential. Being able to wake up in the middle of the night and quickly become fully-alert is also essential.

### **What if I can't perform fire & rescue tasks? Are there "administrative" tasks I can perform?**

The answer is a bit mixed. Yes, there are administrative responsibilities associated with both organizations. That said, we're already blessed with good volunteer support in this area and would struggle to come up with enough additional responsibilities to keep administrative volunteers engaged.

### **What's in this for me?**

There are some benefits. Discounts and coupons here and there. But there are two real benefits. First is the opportunity to be a part of something bigger than you. To be a vital member of a team and make meaningful contributions. The real pay will come when you approach a patient who is trapped, bleeding, and literally scared to death. When you see their look of relief because they realize you can help them, and when you see them calm down because you're remaining calm, it's in that moment that you truly recognize the value of being a part of pre-hospital emergency medicine. Whether you're a career provider or a volunteer, that benefit is equal.

### **Is the situation with Wintergreen Fire and Wintergreen Rescue critical?**

We're still able to answer all of our Wintergreen calls. We could do so in a far more efficient manner if we had more volunteers. We do turn down a lot of requests for assistance from our Nelson neighbors because we don't have ample personnel. We do take chances in the heat of the battle which other departments would never have to take simply because they have the manpower we don't.

### **What happens if the agencies don't get more volunteers and can't continue to answer calls?**

If volunteerism suddenly evaporated overnight, the Code of Virginia and the Covenants of Wintergreen have devices to make certain your emergency needs would continue to be met. EMS needs could be met by using County EMS crews. We would have to accept their response times, and the invoices which would accompany all transports. We would have to hire additional firefighters. All things considered, hiring and training a firefighter consumes over 60k per year. We would need several.

### **How do I join?**

Contact our volunteer coordinator **Jim Foege at [defoege@aol.com](mailto:defoege@aol.com)**. He will help guide you through the process. You may also contact me directly [curtissheets@gmail.com](mailto:curtissheets@gmail.com) or 434-325-8536 and I will be happy to help as well.

This volunteer challenge certainly isn't unique to Wintergreen. Volunteer systems all over Virginia are struggling or even failing. This is the reason it has been so difficult to retain our career staff in recent years. Municipalities are scrambling to find good EMS providers and we're a fertile training ground. Several local governments are "fishing off our pier". What makes Wintergreen different is that we're a community full of critical thinkers who are used to rolling up their sleeves and getting things done. We can, and will outperform this challenge.

## WPOA Mass-Notification System

The single most frequent request from owners each year is the implementation of an improved method for communicating real-time information with the owners. Not coincidentally one of the most frequent requests from our Police and Fire/Rescue Department each year has been a way to contact owners immediately who may be in harms way. So many avenues have been explored to include community virtual blackboards and even drone sirens. We feel we have finally found the silver bullet.

WPOA has contracted with “Everbridge” incorporated to provide a mass-notification system. Invitations have been emailed to owners who have a valid email address in our database. If you have not received your invitation, please see contact information below. Unlike our mass email system Everbridge can make contact with all 4,000 owners in approximately 10 minutes. You’re in control of how and when we will contact you. Any change you make to your information at the Everbridge website will be effective as soon as you press send.

All messages will begin with either “This is a priority message” or “This is a non-priority message” from the Wintergreen Property Owners Association. An example of a non-priority message may be “Due to a power outage, the Chestnut Springs Pool must remain closed today” while an example of a priority message may be “The National Weather Service is predicting 80-90 mph straight line winds this evening, all owners are encouraged to secure your property immediately.”

You get to determine which messages you receive, and you can make changes as often as you like. If you’re working in DC then you probably don’t care about pool closings at Wintergreen, but if you’re vacationing at your Wintergreen home for a week, then you may opt to turn on all non-priority messages.

**If you have not already registered, please email [wpoa@aol.com](mailto:wpoa@aol.com) or call Rhonda Proffitt 434-325-8526 with your contact information.**

This is a very powerful tool, and certainly an enhancement to the service we provide as your property owners association. We’re proud of the work our staff has done to find, tweak, and learn this system for you, and we hope you will be as pleased as we are.

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### **Wintergreen Property Owners Email addresses and contact information**

If is very important to keep your email address updated as well as your contact information, in the event of an emergency. Please email us at [wpoa@aol.com](mailto:wpoa@aol.com) or call us at 434-325-8526 to provide us with your information.

## **Wintergreen Police Department Gate Access Policy**

Generally, both entrance lanes to the community will remain open during the hours of 6:00 a.m. through 10:00 p.m. on a daily basis. When the right lane is closed during regular hours or due to other events, all traffic must use the left lane. Please stop when indicated by the gate officer for important information.

Owners belonging to Condominium Associations impacted by resort guest parking during ski season should contact their Association manager regarding passes for their guests. This will allow them parking within their condo parking lots. You should call 434-325-8029 for information on assigned Association managers. Surveillance is now accomplished by the use of realtime color video cameras on all lanes of entry and exit including specific cameras for license plate identification.

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### **Current WPOA Board Motorcycle Policy**

Property Owners owning motorcycles that have a properly affixed vehicle decal may operate their motorcycles through the gate to and from their residences only. Guests of owners and all others are not allowed to operate motorcycles on the mountain and may park them at the Community Office Building during their stay. The same policy applies to valley properties to the “Valley Residential Covenants”.

The Wintergreen Police Department issues property owner vehicle decals and WPOA pool passes for Chestnut Springs and Rodes Farm only. Please feel free to contact the property owner assistant if you have any further questions. (434) 325-8526.

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### **Architectural Review Board Updated Guidelines for Fences and Landscape Structures**

In order to maintain the open, rural and uniquely beautiful natural environment of our community, which has drawn many of us here from more urban areas, the ARB, at the instruction of the WPOA Board, has implemented the following updated guidelines relevant to the construction of fences and landscape structures.

1. the Wintergreen Covenants and Restrictions require that all fences, walls or landscape structures must be approved by the ARB prior to construction. The application must show the design, location (staked out), materials and height of such structures. Among the factors which will be considered are whether the structure will create a boundary like visual barrier between properties, detract from a neighbor’s view shed, or that the proposed structure is simply not in keeping with the aesthetics of the community.
2. Fences shall not be approved on properties fronting on or adjoining the golf course, both at Devils Knob and Stoney Creek. It has been determined by the WPOA Board and the ARB that visible fencing on golf course properties detracts from the beauty and open quality of the golf course, and will no longer be approved.
3. In Stoney Creek, with an average larger lot size, there may be situations where a fence in the side yard of a property on the golf course may be approved on a case by case basis, but will not be permitted if the structure detracts from the beauty and open quality of the golf course.
4. Existing fences and landscape structures which are currently installed and have been approved by the ARB are “grandfathered in” as long as they are maintained by the owner.

If you have questions regarding fencing on your property, please call the  
ARB at 434-325-8533 or 434-325-8537

## **WINTERGREEN POLICE DEPARTMENT PROGRAMS**

**HOUSE CHECK:** A program in which a patrol officer checks your home while you are not at Wintergreen for an extended period. Owners receive code numbers that are given to the gate officer to let the department know you are leaving for, or returning from, an extended stay.

**CRIME PREVENTION:** A program offers tips to make your home more secure using simple and inexpensive methods.

**SKI AND SNOWBOARD EQUIPMENT REGISTRY:** A program designed to register your ski and snowboard equipment (serial numbers, make, model, etc.) with the police department, if your equipment becomes lost or stolen either at Wintergreen or some other resort. Complete information is necessary for entry into state and national crime files. ID stickers are furnished for placement on the equipment.

**OPERATION ID:** A program designed to record and mark valuables you may have at your Wintergreen home. Pictures are also taken for your records should fire or theft destroy your home.

**PERSONAL SAFETY:** A program for elderly property owners who live alone, or those who are disabled or ill. Our officers check with you daily either by phone or in person, to make sure all is well.

**RIDE-A-LONG:** A program which allows property owners, over the age of 18, the opportunity to ride-a-long with a patrol officer to observe the gate and dispatch operations during a normal tour of duty. This is a chance to observe your police department "first hand".

- **ALL OF THE ABOVE PROGRAMS ARE OFFERED AS A SERVICE TO YOU AT NO COST. ANY NECESSARY FORMS OR APPLICATIONS MAY BE OBTAINED BY CALLING (434-325-8526) OR STOPPING BY THE POLICE DEPARTMENT LOCATED WITHIN THE COMMUNITY OFFICE BUILDING. OFFICE HOURS ARE 9-5 MONDAY THROUGH FRIDAY.**

**MOUNTAIN MAIL SERVICE:** Owner mailboxes located in the parking area of Wintergarden may be applied for by calling (434) 325-8526.

**VEHICLE DECALS:** Replacement decals can be obtained from the police department in the Community Office Building or by calling (434) 325-8526. There will be a \$6.00 fee for each replacement decal.

**NOTE: YOUR DECAL IS PERMANENT UNLESS YOU CHANGE VEHICLES OR YOUR DECAL BECOMES DAMAGED. SEE "VEHICLE DECALS" ABOVE IF YOU NEED TO REPLACE A DECAL.**

# WINTER STORM

## **BE PREPARED... Before the storm strikes at home and work...**

Primary concerns are the potential loss of heat, power, telephone service, and a shortage of supplies if storm conditions continue for more than a day.

Have available:

- ❖ Flashlight and extra batteries.
- ❖ Battery-powered NOAA Weather and portable radio to receive emergency information. These may be your only links to the outside.
- ❖ Extra food and water. High-energy food, such as dried fruit or energy bars, and food requiring no cooking or refrigeration is best.
- ❖ Extra medicine and baby items.
- ❖ First aid supplies.
- ❖ Heating fuel. Fuel carriers may not reach you for days after a winter storm.
- ❖ Emergency heating source, such as a fireplace, wood stove, space heater, etc.
- ❖ Fire extinguisher and smoke detectors. Test units regularly to ensure they are working properly.

## **When CAUGHT in a winter storm at home or in a building...**

- ❖ Stay inside. Make sure you provide proper ventilation when using alternate heat sources such as a fireplace, wood stove, space heater, etc.:
  - Use fire safeguards.
  - Properly ventilate.
- ❖ No heat:
  - Close off unneeded rooms.
  - Stuff towels or rags in cracks under doors.
  - Cover windows at night.
- ❖ Eat and drink. Food provides the body with energy for producing its own heat. Keep the body replenished with fluids to prevent dehydration. Non-alcoholic beverages prevent dehydration.

**FOR MORE INFORMATION REGARDING STORM  
PREPAREDNESS VISIT: [WWW.NOAA.COM](http://WWW.NOAA.COM) or  
[WWW.FEMA.GOV](http://WWW.FEMA.GOV)**

**VISIT OUR WEBSITE  
AT  
[WWW.WTGPOA.ORG](http://WWW.WTGPOA.ORG)  
E-MAIL: [WPOA@AOL.COM](mailto:WPOA@AOL.COM)**

**INFORMATION FOUND ON OUR WEBSITE INCLUDES:**

- ❖ **COVENANTS & RESTRICTIONS (AS AMENDED)**
- ❖ **WPOA BOARD MINUTES**
- ❖ **FINANCIAL REPORTS & ASSESSMENT INFORMATION**
- ❖ **COMMUNITY ASSOCIATIONS & EMERGENCY SERVICES:  
POLICE, FIRE, & RESCUE**
- ❖ **EMERGENCY WEATHER & ROAD INFORMATION**
- ❖ **WEATHER LINK**
- ❖ **WPOA BEAR POLICY & BEAR INFORMATION**
- ❖ **FISHING AT WINTERGREEN**
- ❖ **COMMUNITY & LOCAL PHONE NUMBERS FOR SERVICES**
- ❖ **ARCHITECTURAL REVIEW BOARD & BUILDING PACKET**
- ❖ **MOTORCYCLE POLICY HERE AT WINTERGREEN**
- ❖ **OWNER POOL PASSES & PRIVILEGES INFORMATION**
- ❖ **OVERLOOK VIEWS**
- ❖ **PROPERTY OWNER SERVICES (MAILBOX & DECALS  
INFORMATION)**
- ❖ **BUSINESS LISTINGS**
- ❖ **COMM CALENDARS/POOL PAV/TUCKAHOE CLUBHOUSE**
- ❖ **LINK TO WINTERGREEN RESORT AMONG OTHERS**