

**WPOA
2020
ANNUAL MEETING**

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WINTERGREEN PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING OF MEMBERS

November 7, 2020

9:00 A.M.- MEETING- ONLINE WWW.WTGPOA.ORG

CALL TO ORDER- LARRY LUESSEN, PRESIDENT

INTRODUCTION OF BOARD MEMBERS- LARRY LUESSEN

TREASURER'S REPORT- JOHN COY

EXECUTIVE DIRECTOR'S REPORT- JAY ROBERTS

POLICE REPORT- CHIEF DENNIS RUSSELL

FIRE AND RESCUE REPORT- CHIEF CURTIS SHEETS

QUESTION AND ANSWER SESSION: TIME WILL BE
ANNOUNCED DURING THE MEETING



88 Wintergreen Drive
Wintergreen Resort, VA
22967-2162
Tel. 434 325 8530
Fax 434 325 1464

Wintergreen Property Owners Association

Dear WPOA Owners,

The 4th of July weekend ended with the very welcome news that Dominion had decided to abandon its efforts to build the Atlantic Coast Pipeline! Wonderful news for the Wintergreen community. Kudos for all those involved with WPOA in challenging this pipeline's route including; Friends of Wintergreen and Friends of Nelson.

The other front-and-center newsmaker has been the COVID-19 pandemic. This virus has been tough on everyone and WPOA has tried to adhere to the state's guidelines and still allow for some semblance of "normal" life. The weekly Friday updates seem to have helped, but patience is needed as we work through this difficult time.

As I write this the rainstorm of Saturday, August 22, illustrates the power of mother nature. WPOA crews were out early on the morning of August 23 to assess the damage and begin road and culvert repairs.

For those not aware, Ravens Roost Overlook has been renovated and offers a beautiful spot for sunset watching and celebrations.

Bear activity remains very high and WPOA has been talking with the Virginia Department of Wildlife Resources to ascertain what can be done. Homeowners, especially those that rent their units, need to be bear smart and remind their renters of the increased bear activity.

Property sales remain strong. WPOA has processed over 250 HOA disclosure packets for sales of various properties. Of those 250 disclosures issued, 223 properties have actually closed and deeds recorded (140 homes/lots and 83 condos).

The Central Virginia Electric Cooperative's subsidiary, Firefly Fiber Broadband, continues work on the connection of its broadband fiber to residences. Nelson Cable is also making upgrades to enhance service to owners. All WPOA facilities will have Firefly and Nelson County Cable internet.

Finally, the 2021 WPOA Budget is enclosed for your review. You will see that there is a 2% increase in annual assessments. The 2% increase will cover a 1% merit pay increase, a 1% increase in health benefits, and a projected \$100,000 shortfall in the Amenity Fee collected from the Resort. The latter is the result of a projected coronavirus-related decrease in the Resort's revenues. You will find more detailed information in the attached Treasurer's report.

This year there will be no election of new Board members. The plans for the annual WPOA meeting on November 7, 2020 remain in flux and most likely will be virtual. As the plan is finalized, WPOA will be sharing details.

Larry Luessen
President
WPOA Board of Directors

Treasurers Report

To date, the 2020 Budget is on track and we anticipate ending the year in sound financial condition. There have been unusual challenges with COVID-19, but so far, they have been overcome within budgeted funds. The Road Maintenance Department was able to asphalt Stoney Creek East, portions of Black Walnut, Devils Knob, Blackrock Drive, and Pedlars Edge. These roads were completed with allocated funds. Culvert work will continue in the foreseeable future and the budgets/funds going forward have been adjusted accordingly. All 2020 culvert repair/replacements were within existing funds.

Looking ahead, the Board of Directors has approved the **2021 Budget**. This budget summary reflects a balanced budget based on an increase of **\$36.00 (2%)** in the Improved Property Annual Assessment rate. Other rates increase accordingly.

The **2021 Budget** provides for the following changes-summarized:

- 1) **\$67K** Increase in companywide wages - provides a 1% merit allowance and additional Fire & Rescue Personnel
- 2) **\$21K** Increase in insurances & payroll taxes
- 3) **\$40K** Decrease in Road Maintenance Department items
- 4) **\$46K** Decrease in Road Vehicles and Equipment
- 5) **\$34K** Decrease in Facilities and Repair
- 6) **\$100K** Decrease in anticipated Amenity Fee **Income**

The next major paving of asphalt on primary roads including Wintergreen Drive is now projected for Spring 2021. The Road Reserve account, to meet anticipated inflation costs of \$1.5 Million, has been funded in the coming budget.

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

Thank you,

John Coy
WPOA Treasurer

To view the complete Annual Packet, please visit our
website at www.wtgpoa.org

WPOA ANNUAL MEETING ON NOVEMBER 7,
2020

WINTERGREEN PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET SUMMARY 2018-2021

INCOME *BOOKED	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
	<u>ACTUALS</u>	<u>ACTUALS</u>	<u>BUDGET</u>	<u>PROPOSED</u>
Assessments *Booked not cash	6,176,966	6,295,233	6,330,057	6,437,265
WP LLC Inc. Amenity Fee 1%	276,158	293,394	250,000	150,000
OTHER- *Late Penalty, ARB, Disclosure, Int.	103,165	201,784	40,966	40,148
Landscaping Department	56,765	51,091	63,298	0
Cell Tower Leases	108,761	99,370	71,400	90,000
2019 Legal fees- Settlement Reimbursement	298,219	16,551		
<u>TOTAL INCOME</u>	7,020,034	6,957,423	6,755,721	6,717,413
OUTLAYS				
Police Includes Capital	1,215,311	1,175,608	1,252,050	1,255,838
Fixed & DEBT Services-Facilities Repair/Replace	478,077	374,281	315,400	299,300
General & Administrative/Custodial	573,018	598,997	624,946	642,411
Architectural Review Board	97,688	63,651	71,085	71,674
ROADS includes Small Equip. & 2020 Asphalt Profile	2,462,108	2,562,211	2,317,357	2,212,642
Public Areas- Pools: Rodes Farm & Chestnut Springs	149,543	196,551	144,978	172,353
Landscaping Department	60,712	58,786	63,298	0
ES Bldgs. Mt. Station I & Valley Station II	40,162	44,782	52,437	52,437
Fire Dept. Operations Contribution	40,000	55,000	55,000	55,000
Fire & Rescue Personnel	1,402,796	1,391,373	1,518,715	1,615,702
Rescue Dept. Operations Contribution	40,000	50,000	50,000	50,000
<u>TOTAL OUTLAYS</u>	6,559,415	6,571,240	6,465,266	6,427,357
CONTINGENCY				
Capital Equipment	40,000	40,000	40,000	40,000
Gypsy Moth/Management/Trails	17,333	13,413	20,000	20,000
Legal Contingency/Management	173,815	16,551	20,000	20,000
Snow & Storm				
<u>RESERVES</u>				
Wintergreen Drive & Asphalt Roads	210,000	210,000	210,000	210,000
<u>TOTAL CONTINGENCY & RESERVES</u>	441,148	279,964	290,000	290,000
TOTAL OUTLAYS & RESERVE FUNDING	7,000,563	6,851,204	6,755,266	6,717,357
NET FOR YEAR	19,471	106,219	455	56

2021 ASSESSMENT INCREASE OF \$36 BASED ON IMPROVED RATE 2%. NEW 2021 IMPROVED \$1820.00

WINTERGREEN PROPERTY OWNERS ASSOCIATION
ARTICLE V – ANNUAL ASSESSMENTS
(DUE: FEB. 1, 2021 – LATE PAYMENT PENALTY – 15%)

	2021 ANNUAL ASSESSMENT
IMPROVED PROPERTY	\$1820.00
W/ 3 RD OWNER	\$2730.00
UNIMPROVED PROPERTY	\$1208.00
W/ 3 RD OWNER	\$1812.00
COMMERICAL PROPERTY PER COVENANTS	\$1208.00

THIS IS AN INCREASE FOR 2020 OF:

\$36/ IMPROVED	(1-2 OWNERS)
\$24/ UNIMPROVED	(1-2 OWNERS)
\$55/ IMPROVED	(3RD OWNER)
\$36/ UNIMPROVED	(3RD OWNER)

The Wintergreen Property Owners Association has enclosed the budget for 2021 to give you ample time to review and direct questions to us for answers during the annual meeting to be held on November 7, 2020 via livestream at 9:00 a.m. Please note that annual assessments will be mailed on December 1, 2020. If you have not received yours by December 10, 2020 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, Roseland, VA 22967, before October 23, 2020 to allow time to prepare responses accordingly.

**WPOA ANNUAL MEETING WILL BE LIVESTREAMED
ON THE WPOA WEBSITE: WWW.WTGPOA.ORG AT 9:00 A.M.**

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 14th 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

Alert Wintergreen System

“Alert Wintergreen” was started years ago by Wintergreen Fire & Rescue to communicate real-time urgent information to owners. The system works very well. Today the system is funded entirely by WPOA and primarily operated by Fire & Rescue staff.

Other than the “annual WPOA packet” which must be sent via US Mail, nearly all communications from WPOA will be distributed via Alert Wintergreen.

Messages will be categorized as high priority or routine. High priority messages are those which are safety related. Alert Wintergreen will attempt to deliver high priority messages by all pathways. (Phone, Text, Email) High priority messages are very rare.

Non-priority messages typically only arrive by text pathways. (Text message or email) The sender identification will indicate which department is sending the message. (WPOA Information, Wintergreen Fire & Rescue, or Wintergreen Police) The subject heading will typically get the point of the entire message across. For example, “Wintergreen Drive paving schedule”. If you live in the valley, you might not even choose to open that message. Our goal is to minimize the burden of remaining informed of WPOA activities. We appreciate that your time is valuable.

Please visit the Fire and Rescue’s web site in your spare time and sign up: <https://www.wtgfireresq.org/alert-wintergreen>

THIS IS FOR YOUR SAFETY

It is imperative we have one of the many options (text, email, phone call) to contact you in an emergency situation. You can control how and when you are contacted.

A few years ago we experienced a police emergency late in the evening which included an unaccounted for shooter. The Alert Wintergreen delivered the warning to just under 2,000 property owners in just under 5 minutes.

VOLUNTEERS NEEDED FOR THE WINTERGREEN RESCUE SQUAD

Want to drive an ambulance and serve your community? Last year the Rescue Squad responded to over 500 calls with more than half of these in the Wintergreen community. To maintain rapid response times without increased costs, Wintergreen Rescue Squad relies on community volunteers to serve as drivers. Volunteers sign up for 36 hours per month during which they are ready to respond with a licensed medic to emergencies on property and in Nelson County. A comprehensive training program is provided before being cleared as a driver as well as ongoing

training thereafter. If you would like more information or to join the men and women who serve on your rescue squad contact Mike Riddle, Deputy Chief of Wintergreen Fire & Rescue, [325-8552](tel:325-8552). Your community needs you.

Wayne Hachey
President WRS

VOLUNTEERS NEEDED FOR THE WINTERGREEN FIRE DEPARTMENT

Our Wintergreen Fire Department ranks in the top 3% of all Virginia fire departments as rated by the Insurance Safety Organization. Primarily staffed with highly trained professionals, the department is always in need of supportive volunteer personnel from the Wintergreen community. There is a range of volunteer services needed. The categories of volunteers are Regular Member Firefighters, on scene support Auxiliary Members and administrative Auxiliary Members. Regular volunteers train to fight the fire, operate the engine and the pumping system. Regular Member Firefighters are asked to be on call 30 hours a month.

Auxiliary volunteers may fill a variety of roles: to deliver water and snacks to firefighters in rest periods; record when firefighters enter and leave the building; supply equipment from the engine to the firefighters or; refill air bottles depleted by the firefighters. Administrative Auxiliary volunteers help with fundraising and time-keeping. If you would like more information about either Volunteer Membership, please contact Mike Riddle, Deputy Chief of Wintergreen Fire & Rescue, at 325-8552. For Auxiliary Membership, contact Mary Gilliland, Auxiliary Member Chair, at 361-2364.

Dennis Casey,
President WFD

FIRE & RESCUE SERVICES

DIAL **911** FOR ALL EMERGENCIES

WPOA provides 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 Insurance Safety Office (ISO) rating for the Fire Department is **2/9** which places the department in the 97th percentile when compared to similar size and structure departments in the nation.

The Fire Department offers fire products such as extinguishers, escape ladders, and alarms. Safety products are sold at cost. The goal is to get as many safety products in the community. 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
Deputy Chief 434-325-8552

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” 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
Deputy Chief 434-325-8552

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, building lots, stocks, and bequests. All such donations are liquidated as quickly as possible. Please remember to think about these agencies in your estate plans.

The Fire Department and Rescue Squad share a comprehensive website as well as a frequently updated Facebook page. www.wtgfireresq.org or simply search Wintergreen Fire & Rescue on Facebook.

WINTERGREEN POLICE DEPARTMENT

How to Reach Us:

Office of the Chief:	434.325.8521
Patrol Supervisor:	434.325.8523
Dispatch Supervisor:	434.325.8525
Accreditation:	434.325.8526
Investigations:	434.325.8522
Dispatch (non-emergency):	434.325.8520 / 434.325.1106
Emergency:	911
Website:	www.wintergreenpolice.org/
Facebook	www.facebook.com/wintergreenpolice/

HOUSE CHECK: The WPD checks your Wintergreen home while you are away for an extended period. Sign up and let us know when you are away, we will check your house for you.

QUALITY OF LIFE: The WPD provides guidance on how to make your home more secure and ways to reduce your chances of becoming the victim of crime.

SKI AND SNOWBOARD EQUIPMENT REGISTRY: Register your ski and snowboard equipment (serial numbers, make, model, etc.) with the WPD. In the event your equipment becomes lost or stolen, we will have the information necessary for entry into state and national crime files.

WELLNESS WATCH: For property owners who live alone, or those who are disabled or ill. A Dispatcher will check with you daily by phone to make sure you are safe and well.

RIDE-A-LONG: Allows a property owner, over the age of 18, the opportunity to ride-a-long with a Police Officer and observe the Agency's operations.

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 (434-325-8520) OR STOPPING BY THE GATEHOUSE.

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 homeowners, in accordance with the "Valley Residential Covenants."

Architectural Review Board

If you're planning to build a new home at Wintergreen, or to modify an existing home, you and your design/build team will need to go through a review and approval process with the Wintergreen Architectural Review Board (ARB). The ARB provides a document to explain this process for property owners and contractors titled "Building or Modifying Your Home at Wintergreen." This document was revised and re-printed in May of 2017 and included revised guidelines as well as some new provisions. Some of the guidelines to note include:

- Plan submittals – Four paper copies of the plans for a new home or an addition must be submitted to the ARB. In addition, electronic or scanned copies of the plans are to be submitted with the application for review by the ARB.
- Set-backs of at least fifteen (15) feet to the side and back lot lines from the home or addition are required for the preservation of vegetation and for privacy.
- A guest suite, without a kitchen, may be included as part of an accessory building.
- Driveways with a slope down to the street of eight (8) percent or more must be paved with a hard surface.
- Window frame finishes must be dark or warm earth tones. White may be considered for valley floor homes. White windows will not be allowed for the higher elevation homes.
- Roof pitch of 7 in 12 or steeper is required for main roofs. Ancillary roofs may have less steep slopes.
- Exterior colors are carefully controlled. White or very light colors are prohibited on higher elevation homes. Warm earth tones or weathered grays are preferred. A broader range of colors is permitted for valley floor homes.
- Storage building construction shall be of the same materials and finishes as the primary residence and approved by the ARB.
- Due to fire considerations, outdoor wood-burning fire pits are prohibited. Gas log fire pits are allowed. Outdoor fireplaces must have a 36 inch minimum chimney height with a spark arrestor.
- Above-ground LP gas tanks and outside HVAC units must be screened from view from the street and from neighboring property. Screening may be by lattice, wood screening or shrubbery.
- Exterior Landscaping and any tree work.

The document, Building or Modifying Your Home at Wintergreen, is available for downloading and printing on the WPOA website under the Architectural Review Board tab. If there are questions about any of the requirements, please call the ARB office at 434-325-8533 or 8537.

AMENITIES AVAILABLE TO ALL PROPERTY OWNERS

Chestnut Springs Pool and Pavilion and Rodes Farm Pool and Pavilion

The Chestnut Springs pool and pavilion is located on the mountain at 94 Timber Camp Drive, Wintergreen Resort, Va. 22967 and is open to all property owners and their guest. The Rodes Farm pool, pavilion, tennis courts, and lake with picnic area dock are located in the Valley at 1070 Rodes Farm Drive, Nellysford, Va. 22958 and is open to all property owners and their guests. WPOA pools are staffed from 10am to 6pm Memorial Day through Labor Day. Pools are closed every day between 9am to 10am for daily maintenance and Thursday's at 6pm until Friday 10am for overnight chemical maintenance.

Each owner and their guest will need a WPOA pool pass upon entry to the Chestnut Springs Pool and Rodes Farm Pool. You should receive two "Owner passes" and one "Guest Pass" when purchasing property here at Wintergreen from our office. (Please note that a maximum of 6 guest are allowed per guest pass). These are permanent for as long as you own the property. If a replacement is needed, there is a \$5.00 fee.

Tuckahoe Clubhouse

The clubhouse can be rented by Wintergreen Property Owners. The charge is \$125 per event and includes use of the main room, kitchen, and pavilion. We now have a fully stocked kitchen (plates, bowls, wine glasses, silverware) and can be utilized for an additional \$25.00. In May 2018, the school closed permanently freeing up space in the building for small groups. This allows more availability in the large "clubhouse" room for owner functions. We also completed the addition in 2018 of a permanent pavilion off the kitchen. It is beautiful...come and check it out!

To reserve any of the above amenities, please visit our calendar at www.wtgpoa.org to check availability before calling 434-325-8524 to request a booking.

Fishing

All property owners are welcome to fish the various lakes in Stoney Creek and Rodes Farm. Guests are also permitted when accompanied by the property owner. As in other waters of the Commonwealth, a fishing license is required.

Also providing excellent fishing is the Stoney Creek stream that flows within the boundaries of Wintergreen. The trout stream is occasionally stocked and offers lots of opportunities for catching small native fish. The stream is limited to fly fishing only with barbless hooks and is a catch and release area. The parking area is at the end of Old Stoney Creek Rd. (VA-751) just off of Route 151. Park to the side of the gate. Your Wintergreen decal must be visible on your vehicle.

Stoney Creek is owned by the Wintergreen Community, and for Wintergreen Property Owners there is no charge for fishing. Day visitors and guests of property owners may obtain a one-day pass for \$20.00 at either the Nature Foundation at Wintergreen (located at 3421 Wintergreen Drive) or the Community Offices Building adjacent to the Gatehouse (88 Wintergreen Drive).

Stocked Trout Pond in Stoney Creek

WPOA in coordination with the Wintergreen Sporting Club stocks the trout ponds adjacent to Lake Monocan located within the Stoney Creek Community. Please visit the Wintergreen Sporting Club for more details: www.wtgsporingclub.org

WPOA MAIL OPTIONS AND ASSESSMENT PAYMENT OPTIONS

Mountain Mail

Mail delivery (USPS) is available to property owners who live on the mountain. Owner mailboxes are in the Wintergarden parking lot near the trash & recycling containers. Mailboxes may be applied for by calling 434-325-8524.

Mountain Mailboxes are serviced by the WPOA Staff (M-F 8-4) with mail delivery coming from the Roseland, VA 22967 post office. You must have a box rented to receive mail on the mountain. Deliveries that are guaranteed to be made by UPS or FedEx (not Post Office) need to use their 911 address and Roseland, VA 22967 as the city. (FedEx/UPS packages dropped at the Post Office for delivery are undeliverable without a postal box address and will be returned to sender).

Stoney Creek Boxes

Stoney Creek is serviced by rural delivery from the Post Office in Nellysford, VA 22958. Owners need to have an approved mailbox with their 911 mailing address posted on the box at their driveway and complete an application at the Nellysford Post Office.

The Nellysford Post Office is located on Rockfish Valley Highway in Nellysford (next to Fisher Auto Parts).
Address: 2663 Rockfish Valley Highway, Nellysford, VA 22958 Phone number: (434) 361-2247
Office Hours: Mon-Fri 7:30am – 4pm (Closed for lunch 11:30am-12:30pm)

Vehicle Decals and Pool Passes

As a new owner, you should have received two vehicle decals, two property owner pool passes, and one guest pool pass. Both decals and pool passes can be requested by email at lstevens@wtgpoa.org or by calling (434) 325-8533. You can also pick either of these up during regular business hours Mon-Fri 8am-4pm at the Community Offices building. These passes are PERMANENT for as long as you own property here at Wintergreen.

Note: Owners belonging to Condominium Associations impacted by resort guest parking during ski season should contact their Association manager regarding parking 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.

NEW: WPOA Annual Assessment Payment options

- 1) Set up WPOA as a vendor with your online banking service
- 2) Credit card payments can be made on our website www.wtgpoa.org. Please click “Pay WPOA Invoice” on the menu bar. There you will be directed to “ZEGO” and will have the option to pay by credit card, PayPal, or ACH (electronic payment). For new users, please have your invoice handy as you will need to create an account using your account number and Legal Lot Wintergreen address (fees apply).
- 3 Mail to WPOA on or before Feb. 1, 2021 to avoid a late payment penalty of 15%

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.GOV or
WWW.FEMA.GOV**

**VISIT OUR WEBSITE
AT
WWW.WTGPOA.ORG
E-MAIL: ADMIN@WTGPOA.ORG**

INFORMATION FOUND ON OUR WEBSITE INCLUDES:

- ❖ **PAY WPOA INVOICE/ANNUAL ASSESSMENT**
- ❖ **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**
- ❖ **PROPERTY OWNER SERVICES (MAILBOX & DECALS INFORMATION)**
- ❖ **BUSINESS LISTINGS**
- ❖ **COMM CALENDARS/POOL PAV/TUCKAHOE CLUBHOUSE**
- ❖ **LINK TO WINTERGREEN RESORT AMONG OTHERS**