

**WPOA
2021
ANNUAL MEETING**

TABLE OF CONTENTS

	<u>PAGE #</u>
AGENDA	2
LETTER FROM PRESIDENT	3
TREASURER'S REPORT	4
BUDGET SUMMARY	5
2022 ASSESSMENT (<u>DUE FEB. 1, 2022</u>)	6
WPOA COLLECTION POLICY	7
WPOA MASS-NOTIFICATION SYSTEM/VOLUNTEERS NEEDED	8
WINTERGREEN FIRE DEPARTMENT/RESCUE SQUAD	9-10
WINTERGREEN POLICE DEPT. PROGRAM BRIEFS	11
ARB UPDATE	12
WPOA AMENITIES AVAILABLE TO ALL PROPERTY OWNERS	13
MAILBOXES/ASSESSMENT PAYMENT OPTIONS	14
STORM PREPAREDNESS	15
WEBSITE INFORMATION	16
CANDIDATE BIOGRAPHIES	17-19

**CANDIDATE BALLOT/PROXY HAS BEEN MAILED WITH A
RETURN ENVELOPE. PLEASE BE SURE TO MAIL BEFORE OCT. 25, 2021**

WINTERGREEN PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING OF MEMBERS

November 6, 2021- 9:00AM

MEETING DETAILS (VIRTUAL FORMAT)
WWW.WTGPOA.ORG

CALL TO ORDER- LARRY LUESSEN, PRESIDENT

INTRODUCTION OF BOARD MEMBERS- LARRY LUESSEN

NOMINATING COMMITTEE REPORT AND CALL FOR
BALLOTS- JOHN COY

TREASURER'S REPORT- TOM STEELE

EXECUTIVE DIRECTOR'S REPORT- JAY ROBERTS

FIRE AND RESCUE REPORT- CHIEF CURTIS SHEETS

POLICE REPORT- CHIEF DENNIS RUSSELL

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

ELECTION RESULTS

ADJOURNMENT



President Larry Luessen

88 Wintergreen Drive
Roseland, VA. 22967

Dear WPOA Owners,

It's been quite a year since my letter to you in 2020.

This time last year the COVID-19 pandemic was the focus of our daily lives, with vaccines and protocols being developed and updated. WPOA helped play a major role locally by eventually offering vaccinations to members of our Wintergreen community. Kudos to Chief Curtis Sheets and his Wintergreen Fire and Rescue staff.

The new WPOA website www.wtgpoa.org went live last December and offers all WPOA owners quick access to all things WPOA and Wintergreen. If you still haven't checked out the website, www.wtgpoa.org, I encourage you to do so.

In March the Wintergreen community was introduced to Renaissance Ridge, a proposed development just off Route 151 near Tuckahoe Antiques, that includes some "work force housing" units. While there has been much discussion concerning this proposed development, WPOA continues to monitor the status as it works with Nelson County, concerned residents and its developers.

In May, work began to asphalt Blue Ridge Drive, Fire Station I and II, Tuckahoe Clubhouse, Fortunes Ridge Drive, Laurel Springs Drive, Devils Knob Loop, and Wintergreen Drive. There were some disruptions, but it seems to have been worth it.

While all other WPOA phone numbers remain unchanged, in May WPOA introduced a new primary line. WPOA's new corporate number is 434-325-8500. It provides callers an automated switchboard that offers faster access to each department, a dial by name directory, etc.

Staffing shortages continue in Police and Fire and Rescue operations. Road and Maintenance staffing challenges may also be ahead given the national focus on infrastructure and the jobs these investments could create.

Property sales remain strong with WPOA producing more than 300 disclosure packets year to date as of September 2021.

Finally, the 2022 WPOA Budget is enclosed for your review. You will see that there is a 3% (\$4.58 per month) increase in the Improved Annual Assessment rate -- \$1820 to \$1875. The 3% increase will mainly cover wage increases focusing on EMS and police retention and recruitment, increased insurance, and related payroll taxes. You will find more detailed information in the attached Treasurer's Report.

This year we will elect two new Board members. The candidates are Allen Bennett, Myron Maslowsky, and Doug Sandler. Candidates Bios can be found on the WPOA website by visiting this link – <https://wpoa-addcontext.squarespace.com/board-minutes>

The plans for the in-person WPOA Annual Meeting on November 6, 2021 remain in flux due to the pandemic and State/Federal recommendations. The meeting will most likely be virtual in a similar format as last year. Meeting information will be included with our regular updates.

Please visit our website at www.wtgpoa.org to sign up for these and all other updates.

Larry Luessen
President
WPOA Board of Directors
WPOA Board of Directors

Treasurers Report

To date, the 2021 Budget is on track, and we anticipate ending the year in sound financial condition. In the beginning of 2021, there were still unusual challenges with COVID-19, but so far, they have been overcome within budgeted funds. A Community and area Vaccination Clinic hosted in the Tuckahoe Clubhouse by the Wintergreen Fire & Rescue Department was hugely successful.

The Road Maintenance Department was able to asphalt roads/lots in these locations: Stoney Creek; Tuckahoe Clubhouse, Station II. Mountain; Wintergreen Drive, Laurel Springs Drive, Fortunes Ridge Drive, Devils Knob Loop, Blue Ridge Drive, Station I. These areas were asphalted with Reserve and budgeted funds. Extensive walking trail surface treatment was done in Stoney Creek. Major culvert repair and replacement work will continue in the foreseeable future and budgeted funds going forward have been adjusted accordingly. All 2021 culvert repair/replacements were done with existing funds.

Looking ahead, the Board of Directors has approved the **2022 Budget**. This budget summary reflects a balanced budget based on an increase of **\$4.58** per Month (**3%**) in the Improved Property Annual Assessment rate. Other rates increase by 3% accordingly.

The **2022 Budget** provides for the following changes in Expenses/Income-summarized:

- 1) **\$252K Increase** in wages focusing on EMS/Police retention/recruitment
- 2) **\$22K Increase** in insurances & related payroll taxes
- 3) **\$127K Decrease** in Road Reserve Funding & Road Maintenance
- 4) **\$51K Increase** in Facilities/Gate Recorder/Police Capital
- 5) **\$5K Decrease** in Fire Operation/Training Contribution

- 6) **\$171K Increase** in Annual Assessments **Income**

- 7) **\$23K Increase** in anticipated Amenity Fee & Cell Tower **Income**

The next major paving of asphalt on primary roads including Wintergreen Drive is now projected for Spring 2028. Replenishing reserve funds and updated estimates will begin in 2022.

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

Thank you,

Tom Steele
WPOA Treasurer

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

WPOA ANNUAL MEETING ON NOVEMBER 6, 2021

WINTERGREEN PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET SUMMARY 2019-2022

INCOME *BOOKED	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
	<u>ACTUALS</u>	<u>ACTUALS</u>	<u>BUDGET</u>	<u>PROPOSED</u>
Assessments *Booked not cash	6,295,233	6,351,429	6,437,265	6,608,431
WP LLC Inc. Amenity Fee 1%	293,394	234,430	150,000	170,000
OTHER- *Late Penalty, ARB, Disclosure, Int.	201,784	173,692	40,148	40,148
Landscaping Department	51,091	11,928	0	0
Cell Tower Leases	99,370	124,151	90,000	93,000
2019 Legal fees- Settlement Reimbursement	16,551	579,515		
<u>TOTAL INCOME</u>	6,957,423	7,475,145	6,717,413	6,911,579
OUTLAYS				
Police Includes Capital	1,175,608	1,212,227	1,255,838	1,349,141
Fixed & DEBT Services-Facilities Repair/Replace	374,281	379,115	299,300	332,300
General & Administrative/Custodial	598,997	607,572	642,411	648,785
Architectural Review Board	63,651	71,796	71,674	73,477
ROADS includes Small Equip. & 2020 Asphalt Profile	2,562,211	3,208,255	2,212,642	2,170,517
Public Areas- Pools: Rodes Farm & Chestnut Springs	196,551	147,630	172,353	174,935
Landscaping Department	58,786	0	0	0
ES Bldgs. Mt. Station I & Valley Station II	44,782	44,234	52,437	52,437
Fire Dept. Operations Contribution	55,000	55,000	55,000	50,000
Fire & Rescue Personnel	1,391,373	1,511,474	1,615,702	1,749,745
Rescue Dept. Operations Contribution	50,000	50,000	50,000	50,000
<u>TOTAL OUTLAYS</u>	6,571,240	7,287,303	6,427,357	6,651,337
CONTINGENCY				
Capital Equipment	40,000	40,000	40,000	40,000
Gypsy Moth/Management/Trails	13,413	33,626	20,000	20,000
Legal Contingency/Management	16,551	16,837	20,000	20,000
Snow & Storm				
<u>RESERVES</u>				
Wintergreen Drive & Asphalt Roads	210,000	210,000	210,000	180,000
<u>TOTAL CONTINGENCY & RESERVES</u>	279,964	300,463	290,000	260,000
TOTAL OUTLAYS & RESERVE FUNDING	6,851,204	7,587,766	6,717,357	6,911,337
NET FOR YEAR	106,219	-112,622	56	242

2022 ASSESSMENT INCREASE OF \$55 BASED ON IMPROVED RATE 3%. NEW 2022 IMPROVED \$1875.00

WINTERGREEN PROPERTY OWNERS ASSOCIATION
ARTICLE V – ANNUAL ASSESSMENTS
(DUE: FEB. 1, 2022 – LATE PAYMENT PENALTY – 15%)

	2022 ANNUAL ASSESSMENT
IMPROVED PROPERTY	\$1875.00
W/ 3 RD OWNER	\$2812.00
UNIMPROVED PROPERTY	\$1244.00
W/ 3 RD OWNER	\$1866.00
COMMERICAL PROPERTY PER COVENANTS	\$1244.00

THIS IS AN INCREASE FOR 2022 OF:

\$55/ IMPROVED	(1-2 OWNERS)
\$36/ UNIMPROVED	(1-2 OWNERS)
\$82/ IMPROVED	(3RD OWNER)
\$54/ UNIMPROVED	(3RD OWNER)

The Wintergreen Property Owners Association has enclosed the budget for 2022 to give you ample time to review and direct questions to us for answers during the annual meeting to be held on November 06, 2021. Please note that annual assessments will be mailed on December 1, 2021. If you have not received yours by December 10, 2021 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, 2021 to allow time to prepare responses accordingly.

**VISIT THE WPOA WEBSITE
AT
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 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.

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 (434-325-1106) 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 or modify an existing home at Wintergreen, you and your design/build team are required to go through a review and approval process with the Wintergreen Architectural Review Board (ARB). The ARB has a document that explains this process for property owners, designers and contractors titled "Building or Modifying Your Home at Wintergreen." This document was revised and re-printed in October of 2020 and included some revised guidelines as well as new provisions. Some notable items in the guidelines include:

- Plan submittals – Four paper copies of the plans for a new home or an addition must be submitted to the ARB for review. The ARB also requests that electronic or scanned copies of the plans be submitted with the application for review by the ARB.
- Set-backs of at least fifteen (15) feet to the side and rear 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 structure.
- Driveways with a slope to the street of eight (8) percent or greater must be paved with a hard surface.
- Window frame finishes must be dark or earth tones. White may be considered for valley floor homes. White windows will not be allowed for higher elevation homes.
- Roof slopes shall be appropriate for and in harmony with the architectural style of the house and the character of the land. More traditional style roofs shall have steeper slope roof lines (7 in 12 or above) for the main roof with lower slope roofs allowed for ancillary roof lines. High winds in certain areas should be kept in mind for roof details.
- 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.
- Accessory or storage buildings shall be constructed of the same or similar 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 minimum 36 inch chimney height with a screen spark arrestor.
- Above-ground LP gas tanks and outside HVAC units must be screened from view from the street and from neighboring properties. Screening may be done with lattice, wood screening or shrubs of appropriate size and density.
- Tree cutting, landscaping and stone or wood "hardscape" projects must be approved.
- All fences must be reviewed and approved by the ARB. Fences are no longer allowed on properties fronting on or adjoining the golf course, both at Devils Knob and in Stoney Creek. Fences are not allowed in the front yard. The height of fences is limited to 42 inches. Fences must be of wood materials and be three-board or split rail design.

The document, "Building or Modifying Your Home at Wintergreen" is available for downloading and printing on the WPOA website. If there are questions about any of the requirements in the guidelines, 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.

Vehicle Decals and Pool Passes

As a new owner, you are entitled to two vehicle decals, two property owner pool passes, and one guest pool pass for our two owner facilities (Chestnut Springs Pool and Rodes Farm Pool). Both decals and pool passes can be requested by email: 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. Replacements are \$5.00.

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.

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.

To reserve any of the above amenities, please visit our calendar at <https://www.wtgpoa.org/pools-pavilions-parks> to check availability before calling 434-325-8524 or 434-325-8530 to request a booking.

Fishing

All Wintergreen property owners and their family are welcome to fish the various lakes and ponds within Stoney Creek. Guests who want to enjoy fishing at Wintergreen also permitted when accompanied by the property owner. As in other waters of Virginia, [a fishing license is required](#).

For additional fishing information visit <https://www.wtgpoa.org/fishing/>

WPOA MAIL OPTIONS AND ASSESSMENT PAYMENT OPTIONS

Mountain Mail

Mail delivery (USPS) is available to property owners who live on the mountain **full time**. 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 1st class mail on the mountain. Deliveries that are guaranteed to be made by UPS or FedEx (not Post Office) need to use their 911 street address with 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 street 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 (beside 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)

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. You 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 it to create an account using your account number and Legal Lot Wintergreen address (fees apply).

3 Mail to WPOA on or before Feb. 1, 2022 to avoid a late payment penalty of 15%: 88 Wintergreen Dr. Roseland, VA. 22967

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**

2021 CANDIDATE

L. Allen Bennett
(131 Bear Run)
131 Bear Run
Wintergreen, VA 22967

(P) 434-325-1233 (Cell) 336-669-6900

Email: labj@verizon.net

Occupation: Technology

Involvement in Wintergreen Affairs:

I had the pleasure of working on the WPI board (when we were member-owned) for 4 years during a very demanding and challenging period of the resort. During that same 4 year period, I also served as the WPI representative to the WPOA board.

Also, I have chaired during my tenure on the board the SKI and Tennis committees along with the Food and Beverage committee and served on the golf committee for several years.

Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.

As we have recently moved to Wintergreen full-time, I feel that I have the time and energies to assist our very strong board and management team to continue to enhance the Wintergreen Experience.

One of the biggest things that WPOA can do for its owners is protect their property value. We need to continue to educate EPR Properties represented by their management team Pacific Group Resorts on how to make Wintergreen a better place to be. A strong WPOA Board of Directors along with a great management team continues to be our only voice. Property owners need a representative on the board who knows Wintergreen, its inner workings and how to get things done!

With my experience both on the WPI (when we were member-owned) and WPOA boards, I feel I can make a difference quickly working with the other WPOA Board members to enhance our visibility with the new owners, create more stability and enhance the Wintergreen experience. We need to make sure that EPR/PGR understand why we made an investment in Wintergreen.

The following years continue to be very pivotal for the property owners of Wintergreen and the WPOA board cannot afford to have any false starts. I have worked directly with WPOA management and have established a good relationship with the team. We need good and clear communications with strong actions to continue the fight. That fight is to "protect and enhance our property values and enhance the Wintergreen Experience"!

2021 CANDIDATE

Myron Maslowsky

(75 Bear Run)

10115 Ballynahown Cir

Fairfax, Va. 22030

(P) 703-328-9121

Email: myronmaslowsky@gmail.com

Occupation: Retired

Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.

My wife, Eileen, and I have been owners at Wintergreen since 1999, over which time, we have enjoyed the beauty of the Blue Ridge and made many wonderful friendships, while maintaining our full-time residence in Fairfax, VA. I retired in 2019, after spending most of my career with Gannett Company, the largest owner of newspapers in the USA. While there, I split my time first as Vice President / Internal Audit and subsequently as Senior Vice President of Finance and Administration / USA TODAY.

I believe that WPOA is at a critical crossroads in the history and evolution of the Wintergreen Community. Firstly, while our prosperity as property owners is directly tied to the well-being of the Resort, our transparency into the Resort's operations, financial condition and strategic planning is currently lower than it has ever been. Secondly, we are experiencing an unprecedented increase in interest in the Wintergreen Community, with over 500 new owners joining WPOA over the past 2 years and sharply higher usage of both Resort and WPOA facilities. If elected, I would strive to have WPOA conduct a comprehensive survey of members, to better understand the expectations and levels of satisfaction (especially among new members) with services provided by both WPOA and the Resort. The results should provide useful feedback to guide and inform decision-making for the Board going forward.

Furthermore, I believe my experience and skills as a financial executive (crucial skill sets for any Board) would be particularly relevant in these historic times. Additionally, my status as a part-time Wintergreen resident (under-represented on the current Board) would provide a different perspective and input that would be beneficial for the Board.

I look forward to earning your vote!

2021 CANDIDATE

Doug Sandler
(232 Blackrock Circle)
7 Kanawha Road
Richmond, Va. 23226

(P) 804-677-5240

Email: dsandler@riverfrontig.com

Occupation: Head of global Strategy/Business owner

Involvement in Wintergreen Affairs:

- Ski Instructor
- Trail Maintenance
- Member- Wintergreen Sporting Club
- Member- The Nature Foundation at Wintergreen

Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.

Welcome to all the new homeowners on the mountain...Your life is about to get happier!

My name is Doug Sandler.

Let me start by saying that I LOVE WINTERGREEN! My family and I have owned a home on the mountain for 15 years, am a second-year ski instructor and avid nature boy. In fact, like many of you, Wintergreen has not just been a weekend respite, it was my full-time home throughout COVID.

While I love Wintergreen, I do not believe that resort is living up to its true potential and I know I am not alone in that feeling. After all, haven't we all asked: "why doesn't Wintergreen xxxxxx?" If you travel to any other mountain resort those questions will multiply.

I recognize that the answers are not simple and there are obstacles to working with Wintergreen Resort. However, with the new energy from hundreds of new homeowners there will never be a better time to try to bring these two groups together.

If you like things the way they are, I am not your candidate. However, if you are passionate about this place and frustrated by its history of underachievement, I ask for your vote so that I can try to make it better.

Highlights:

Home: Richmond, Va.

Age: 51

Family: Married 27 years to Elise. 4 Children (2 in HS, 2 in college)

Occupation: Small-business owner, financial services

Passions: Skiing, mountain biking, paddle-boarding, slacklining, hiking, and martial arts.