

**WPOA
2023
ANNUAL MEETING**

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**CANDIDATE BALLOT/PROXY HAS BEEN MAILED WITH A
RETURN ENVELOPE. PLEASE BE SURE TO MAIL BEFORE OCT. 20, 2023**

WINTERGREEN PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING OF MEMBERS

November 11, 2023

8:00 a.m. – Ballot Collection

9:00 a.m. – Meeting – SKYLINE PAVILION

CALL TO ORDER- KAREN ASHER, PRESIDENT

INTRODUCTION OF BOARD MEMBERS- KAREN ASHER

NOMINATING COMMITTEE REPORT AND CALL FOR BALLOTS
KAREN ASHER AND BILL MARTIN

TREASURER’S REPORT- BILL MARTIN

EXECUTIVE DIRECTOR’S REPORT- JAY ROBERTS

FIRE AND RESCUE REPORT- CHIEF CURTIS SHEETS

POLICE REPORT- CHIEF DENNIS RUSSELL

QUESTION AND ANSWER SESSION

ELECTION RESULTS

ADJOURNMENT



88 Wintergreen Drive, Roseland, VA. 22967



Dear Wintergreen Property Owners,

Once again, we are greeting many longtime owners, and welcoming a substantial number of new property owners as properties continue to sell briskly throughout Wintergreen. As we continue recovering from the pandemic years, we have streamlined and adjusted some of our traditions and operations with positive results. This year our “live” annual meeting is on Saturday, November 11, 2023, at 9am in the Skyline Pavilion, and we hope you plan to attend. This is your best opportunity to meet your Board members, the WPOA staff, and our safety services personnel from Wintergreen Police, Fire, and Rescue. The “community groups” fair, which in prior years was held just before the meeting, was presented over the July 4th weekend, when large numbers of owners were visiting this year.

Each year we face unique and unexpected challenges. This year, we lost law enforcement officer Chris Wagner in the line of duty. We mourned his tragic loss, honored his courageous service, and through it all, your Police Department and WPOA staff continued to function seamlessly to protect and serve our community. The outpouring of owner support for our safety departments and Chris’s family was simply overwhelming. The special relationship that the community has with these departments is a particular plus for our dedicated police, fire, and rescue personnel. It is one of the reasons we retain long-term employees.

Early in 2023 we completed a survey in which 40% of Wintergreen Homeowners participated (see results at www.WTGPOA.org). We were seeking community feedback to understand what improvements today’s property owners want, what they will use the most, and if they are willing to allocate funds for them. Questions regarding the quality of WPOA services were also included. Responses overall indicated great confusion over WPOA and Wintergreen Resort responsibilities, general satisfaction with WPOA services, no imperative need at this time for covenant changes regarding short term rentals, and little support for funding new or expanded amenities. Projects that continue to move forward in 2023 based on the feedback include the addition of EV charging stations on the mountain, expanded walking paths in Stoney Creek, renovations of the existing Chestnut Springs and Rodes Farm pool complexes, and continuing efforts to get approval for an emergency exit to the Blue Ridge Parkway. Efforts to continually educate owners about the differentiation of WPOA and resort responsibilities are ongoing.

Again, as last year, we are contending with high fuel prices, labor shortages, increased insurance costs, supply chain gaps, and vehicle acquisition challenges. Nevertheless, we have managed to balance our budget while maintaining the level of service homeowners expect. Over the next years we expect to continually face necessary wage increases, especially in safety services which drive the overall increase in homeowner fees. This year the 2024 increase is 5% for all properties to maintain a balanced budget and appropriate reserve levels. Detailed information can be found in the Treasurer’s report.

This year we will elect two Board members. We have 5 candidates who have stepped forward this year. Their bios are enclosed along with the ballot. Please be sure to vote for two candidates and return your ballot no later than October 20, 2023.

We hope to see you at the 50th WPOA Annual Meeting.

Karen Asher
President
WPOA Board of Directors

Treasurers Report

Recruitment and retention for all Public Safety Departments, (Fire, Rescue and Police) are a major issue and concern for us and will continue to be for the foreseeable future.

The 2024 budget addresses salaries, benefits, and retirement funding increases to help WPOA remain competitive while continuing to address inflationary pressures and higher costs of benefits, services, and supplies.

The Road Maintenance Department will continue culvert repair and replacement work throughout this year and 2024. We have budgeted for this accordingly.

The Board of Directors has reviewed and approved the 2024 Budget.

The Budget Summary reflects a balanced budget based on an increase of \$8.16 per month, (5%) in the Improved Property Annual Assessment rate. Commercial, development, other, and unimproved lot rates increase by 5% as well.

The **2024 Budget** provides for **\$348,882** in additional Assessment **Income** and **\$29,014** in other income, resale packets, cell towers, interest income, etc.

The **2024 Expense** changes are as follows:

- 1) **\$291K Increase** in wages 3% COLA with added focus on EMS/Police retention/recruitment.
- 2) **\$86K Increase** in Insurance & Benefits including Pay Roll taxes.
- 3) **\$2K Increase** in Police Department operations.
- 4) **\$14K Decrease** in Road Maintenance Operations
- 5) **\$35K Increase** in new State Required Dam Safety Engineering.
- 6) **\$43K Decrease** in Facilities Repair & Maintenance.
- 7) **\$19K Increase** in Other Operating line items.

Finally, the next major paving of asphalt on primary roads including Wintergreen Drive is now projected for Spring 2028. Replenishing reserve funds and updated estimates began in 2022.

Please direct specific questions to Jay Roberts (434) 325-8531 or Theresa Harris (434) 325-8530.

Thank you,

Bill Martin WPOA
Treasurer

WPOA ANNUAL MEETING IS NOVEMBER 11, 2023

WINTERGREEN PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET 2021-2024

INCOME *BOOKED	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
	ACTUALS	ACTUALS	BUDGETED	APPROVED
Assessments Billed	6,448,692	6,651,070	6,952,323	7,301,205
WP LLC Inc. Amenity Fee 1%	270,938	332,365	200,000	200,000
HOA Disclosures, other, Landscaping	161,890	172,607	42,748	71,762
Cell Tower Leases	130,803	130,995	120,000	120,000
2022 Reim S&R FROM Road & Reserve Accounts	1,112,194	31,726		
<u>TOTAL INCOME</u>	8,124,517	7,318,763	7,315,071	7,692,967
OUTLAYS				
Police Includes Capital	1,281,338	1,349,448	1,460,520	1,542,616
Fixed-Taxes- Facilities Repair/Replace	585,475	412,576	353,000	326,000
General & Administrative	593,996	640,494	675,663	689,263
Architectural Review Board	70,571	68,795	90,793	81,103
Road Maintenance	3,231,973	2,434,112	2,241,563	2,268,659
Public Areas- Pools: Rodes Farm & Chestnut Springs	234,732	177,077	194,297	237,297
ES Bldgs. Mt. Station I & Valley Station II	67,166	53,138	61,268	61,268
Fire Dept. Operations Contribution	55,000	50,000	50,000	50,000
Fire & Rescue Personnel	1,647,737	1,695,837	1,897,916	2,146,684
Rescue Dept. Operations Contribution	50,000	50,000	50,000	50,000
<u>TOTAL OUTLAYS</u>	7,817,988	6,931,477	7,075,020	7,452,890
CONTINGENCY				
Capital Equipment	40,000	40,000	40,000	40,000
Gypsy Moth/Management/Trails/Carbon Credits	12,549	51,056	20,000	20,000
Contingency for Trails Paving/Park Expense	20,000	20,000	20,000	20,000
Snow & Storm				
<u>RESERVES</u>				
Wintergreen Drive & Asphalt Roads	210,000	180,000	160,000	160,000
<u>TOTAL CONTINGENCY & RESERVES</u>	282,549	291,066	240,000	240,000
TOTAL OUTLAYS & RESERVE FUNDING	8,100,537	7,222,533	7,315,020	7,692,890
NET FOR YEAR	23,980	96,230	51	77

2024 ASSESSMENT INCREASE OF \$98 BASED ON IMPROVED RATE 5% (\$8.16 INCREASED PER MONTH). NEW 2024 IMPROVED \$2067.00

WINTERGREEN PROPERTY OWNERS ASSOCIATION
ARTICLE V – ANNUAL ASSESSMENTS

(DUE: FEB. 1, 2024 – LATE PAYMENT PENALTY – 15%)

	2024 ANNUAL ASSESSMENT
IMPROVED PROPERTY	\$2067.00
W/ 3 RD OWNER	\$3101.00
UNIMPROVED PROPERTY	\$1371.00
W/ 3 RD OWNER	\$2057.00
COMMERICAL PROPERTY PER COVENANTS	\$1371.00

THIS IS AN INCREASE FOR 2024 OF:

\$98/ IMPROVED	(1-2 OWNERS) (\$8.16 PER MONTH)
\$65/ UNIMPROVED	(1-2 OWNERS) (\$5.41 PER MONTH)
\$148/ IMPROVED	(3RD OWNER) (\$12.33 PER MONTH)
\$98/ UNIMPROVED	(3RD OWNER) (\$8.16 PER MONTH)

The Wintergreen Property Owners Association has enclosed the budget for 2024 to give you ample time to review and direct questions to us for answers during the annual meeting held on November 11, 2023. Budget questions may also be submitted in writing and mailed to 88 Wintergreen Drive, Roseland, VA 22967 or admin@wtgpoa.org before October 23, 2023 to allow time to prepare responses accordingly.

The annual assessments will be mailed on December 1, 2023. If you do not receive yours by mid-December contact Ceason Morris at 434-325-8524 or email: cmorris@wtgpoa.org

To access our online payment system Zego
VISIT THE WPOA WEBSITE AT WWW.WTGPOA.ORG
You need to manually enter the amount of your invoice

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. 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 900 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.

Ron Culberson
President WRS

VOLUNTEERS NEEDED FOR THE WINTERGREEN FIRE DEPARTMENT

Our Wintergreen Fire Department is 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 timekeeping. 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.

Ron Cote',
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 firetrucks 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 as possible 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 missing person or large-scale incident.

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:	434.325.8523
Accreditation:	434.325.8526
Investigations:	434.325.8523
Dispatch (non-emergency):	434.325.8520 / 434.325.1106
Emergency:	911
Website:	www.wintergreenpolice.org/
Facebook	www.facebook.com/wintergreenpolice/

HOUSE WATCH: The WPD checks your Wintergreen home while you are away. Sign up at www.wintergreenpolice.org/house-watch.

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. Read more about this service at www.wintergreenpolice.org/daily-check.

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.

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 is available for downloading and printing on the WPOA website. 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 hard surfaced.
- 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 high chimney with a 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 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.
- Exterior lighting fixtures on a residential lot shall be hooded or of a directional type to prevent the light source from shining on adjacent properties or the street to prevent light pollution. Type and placement of exterior light fixtures must be approved by the ARB before installation.

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, Roseland, VA 22967 and is open to all property owners and their guests. 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). You can pick either of these up during regular business hours Mon-Fri 8am-4pm at the Community Offices building or they can be placed in our foyer that is open 24/7 by calling 434-325-8533. 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 \$150 per event and includes use of the main room, kitchen, and pavilion. We have a fully stocked kitchen (plates, bowls, wine glasses, silverware). This is not a cleaning fee. Rules are posted on the website. <https://www.wtgpoa.org/kitchen>

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

Fishing

All Wintergreen property owners and their accompanied family are welcome to fish in the various lakes and ponds within Stoney Creek. Guests who want to enjoy fishing at Wintergreen are 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 to be paid on or before February 1. When using Bill Pay, use the WPOA mailing address: 88 Wintergreen Drive, Roseland, VA 22967 so there is no delay in receiving payment.
- 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)**. **Your account is defaulted to zero. You will manually have to type the amount from your invoice to be paid.**
- 3) **Mail to WPOA on or before Feb. 1, 2024 to avoid a late payment penalty of 15%**
- 4) Pay in Person at WPOA Community Office Building. We are located across from the police Department as soon as you enter onto Wintergreen Drive. Office hours Monday through Friday 8-4pm. Foyer drop box available inside 24/7.

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

INFORMATION FOUND ON OUR WEBSITE INCLUDES:

- ❖ **PAY WPOA INVOICE/ANNUAL ASSESSMENT- TYPE IN AMOUNT IF PAYING ONLINE**
- ❖ **COVENANTS & RESTRICTIONS (AS AMENDED)**
- ❖ **WPOA BOARD MINUTES, FINANCIAL REPORTS, & ASSESSMENT INFORMATION**
- ❖ **COMMUNITY ASSOCIATIONS & EMERGENCY SERVICES:
POLICE, FIRE, & RESCUE**
- ❖ **EMERGENCY WEATHER & ROAD INFORMATION**
- ❖ **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 PRIVILEGES INFORMATION**
- ❖ **PROPERTY OWNER SERVICES (DECALS & POOL PASS INFORMATION)**
- ❖ **COMM CALENDARS/POOL PAV/TUCKAHOE CLUBHOUSE**
- ❖ **LINK TO WINTERGREEN RESORT AMONG OTHERS**

2023 CANDIDATE

Bill Gatewood

**(34 Wind Thistle Ct)
Nellysford, VA 22958**

**(WTG) 434-361-1281
(M) 804-306-3787**

Email: WTGatewood@yahoo.com

Occupation: Retired – Law Enforcement Officer – Wintergreen & Ashland

Involvement in Wintergreen Affairs:

- Current Director/Secretary of WPOA Board of Directors
- Past Director of Wintergreen Nature Foundation Board of Directors
- Past Member of Wintergreen Police, Fire and Communication Departments
- Current Member of Wintergreen Valley Association

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

I have always been a community focused individual and dedicated public servant, and have served on a variety of non-profit boards as both a director and president. My forty plus years in local and state government plus my Wintergreen employment provided me with invaluable experience to represent you on the board. Our community in reality is just like a small city or town government. My past four years as a WPOA director has provided me with the institutional knowledge to continue the progress we have accomplished to make Wintergreen the wonderful place it is. Working with our Executive Director and his staff has been both a learning experience and a real joy. We are extremely fortunate to have such dedicated, talented and hard working staff.

Our board and WPOA staff have accomplished many projects in my four years of being on the board. We are very proud to have enhanced both our community and our property values. Highlights of some of our accomplishments are the Tuckahoe Clubhouse landscape and patio area, development of a community meeting room and lending library within the Trillium House, total transformation of Stoney Creek Park and its related trails, continued walking path upgrades with the most recent being Long Pond Path, Pickleball courts, the renewed comprehensive owner survey in twenty years to help the board learn your needs, know our owners, and address your desires for amenities, continuing work on the emergency parkway exit, preliminary planning on the Chestnut Springs and Rodes Farm pool refurbishments, developing community guidelines for STR and owners, managing the pipeline settlement agreement, new entrance sign and landscaping to Stoney Creek, continuing roadway infrastructure maintenance and overhaul of culverts and ditches. Amazingly, most of these accomplishments occurred during the COVID pandemic, while continuing to provide the highest level of services, yet navigating inflation, high fuel cost, labor shortages from both vacancies and COVID illnesses, plus supply chain gaps and increased labor cost.

Being a part of your community is very important. I have grown up with Wintergreen. My family first built in Wintergreen over forty-five years ago. My wife Cindy and I both worked for the police department and have first-hand experience of our community's operation. We started here during the genesis of Wintergreen and have been part of the rapid and extensive development of what Wintergreen is today. It is this success that I want to help preserve and protect and continue for our children. I look forward to being able to continue to be a part of the success story Wintergreen is today.

2023 CANDIDATE

Christopher Lane
(47 Beech Drive)
RR 1 Box 759
Roseland, VA 22967

(P) 703-728-4976

Email: christopherlane@lane-family.us

Occupation: Director in Federal Government

Involvement in Wintergreen Affairs:

- I run a large Facebook group dedicated to only Wintergreen and Stoney Creek Homeowners
- I am part of the WPOA ARB committee
- I was able to raise over \$10,000 towards Wintergreen Officer Chris Wagner

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

Since moving full time to Wintergreen two years ago, I've become a strong voice and supporter of Wintergreen and the Wintergreen Resort. I continue to believe Wintergreen is a great place to live and vacation. In addition to my enthusiasm for the community, I bring a wealth of knowledge and experience. My moderate voice and general need for consensus will help the board ensure that the right decisions are made, and the perfect outcomes obtained. Having moved from an area that started as a farming community and later developed into a city, I understand what that looks like and how to work with various groups to ensure Wintergreen maintains its posture. I would appreciate your consideration as one of the Board Directors. Thank you.

2023 CANDIDATE

Lawrence H (Larry) Luessen

(116 Fairway Oaks Lane)

RR 1 box 503

Roseland, VA 22967-9201

(P) 540-645-3760 cell

Email: lhluessen69@gmail.com

Occupation: Retired

Involvement in Wintergreen Affairs:

- 2014-2022: **Board of Directors, Wintergreen Property Owners Association (WPOA)**
 - 2017-2019: **Vice-President, WPOA Board of Directors**
 - 2019-2021: **President, WPOA Board of Directors**
- 2022-Present: **Vice President, Wintergreen Community Foundation**
- 2010-2016: **Board of Directors of the Wintergreen Performing Arts; Chair of the Development Committee (2012-2014), Treasurer (2015-2016)**
- 2010-2017: **Board of Directors, Mountain Homesteaders Association; Vice-President (2014-2016); President (2017); Editor of the MHA Newsletter (The LINK) (2011-2017)**
- 2012-2017: **Membership Committee, The Nature Foundation at Wintergreen**
- 2006-present: **Tennis Advisory Committee, Wintergreen Resort**
- November 2011-July 2012: **Board of Directors, WPI**, until its dissolution in July 2012 due to the Justice organization's purchase of the Resort
- 2011-2012: **WPI Finance, Planning, Food and Beverage, and Member Relations Committees.**

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

If elected, this will be my third four-year term as a member of the WPOA Board of Directors, having served 2013-2022. Having been associated with Wintergreen Resort since the late 1970s, and a full-time resident since 2010, I fully realize the importance of being part of and "giving back to" the Wintergreen community. I believe this can only be accomplished by being an active participant and volunteer in the organizations that make Wintergreen what it is – a vibrant, beautiful, and owner-friendly community. To this end I have tried to be as active as possible as my list of "involvements" in the Wintergreen community indicates. This involvement has given me a broad understanding of the Wintergreen community and its supporting organizations. An understanding that I believe can be used to the benefit of WPOA and the property owners it represents, especially as we move forward in our interactions with the influx of new property owners.

I also believe I can use my almost nine years' experience as a WPOA Board member to continue to interact in the best interest of WPOA and its property owners, work with the Resort's management, and make WPOA a fiscally sound and owner-respondent organization.

2023 CANDIDATE

Jim McCaffery

(353 Crawfords Edge)

RR 1 Box 615

Roseland, VA 22967

(P) 703-402-9238

Email: jim.mccaffery@gmail.com

Occupation: Retired

Involvement in Wintergreen Affairs:

- Golf committee chair and member for 4 years
- The Nature Foundation Board 2022-2025
- WPOA Board 2023

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

My family and I greatly appreciate and value the Wintergreen community, and I want to do my part to ensure that WPOA remains successful now and in the years to come. We have had a place at Wintergreen since 1985. We started with a one-bedroom condo in Vistas, bought a three-bedroom condo in High Ridge Court in 1991, and purchased our present house on the mountain on Crawfords Edge in 2011. We were part timers until 2016 when we move here full time after living in Alexandria since 1980.

We have experienced the community as part timers for several years and then as full-time residents for the past 6 years. During that time, we have been involved with the various aspects of the community — including various golf groups, the Nature Foundation, Wintergreen music, our condo board, and so on. We have seen the community grow, and we have been through several different owners of the Resort, so I feel I have a very good grounding in the kinds of issues that WPOA has faced and is likely to face in the future. This has been enriched by my WPOA board experience in 2023, especially in helping to understand and interpret the results of the WPOA community survey.

In addition, as part of my professional career, I helped run an international consulting firm where I had direct experience with a variety of organizations, including non-profit boards, in the areas of strategic planning, stakeholder involvement, crisis management and leadership development/coaching.

2023 CANDIDATE

Houston S. Sorenson
(523 Crawfords Climb)
Nellysford, VA 22958

(P) 434-361-1566

Email: hs22ds991@gmail.com

Occupation: Retired USAF Logistics Officer, Senior Manager of a major consulting firm

Involvement in Wintergreen Affairs:

- Wintergreen Rescue Squad (WRS) since 2011-volunteer driver, BOD 2013-2019, President BOD 2014-2018, BOD 2020-present, Life Member since 2018
- BOGGS and active member of several established golf groups
- Wintergreen Sporting Club, pistol and fishing groups
- Member Wintergreen Resort/WPI since 2008
- Member Wintergreen Valley Association, Here to Stay in Wintergreen, and Nature Foundation

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

Laura and I bought our home in 2008 after visiting and enjoying golf, skiing, and the natural beauty of Wintergreen since 1992. We moved here full-time in 2010 after realizing what a vibrant, naturally beautiful, and owner-friendly community Wintergreen is. We are, and will continue to be members of the Resort, since we recognize the enhanced value that the Resort adds to our properties and the fortunes of Nelson County. If elected I will work to integrate WPOA and the Resort's shared interests.

My 40 years' experience as a USAF logistics officer and in leading teams in major engagements for improving DoD facilities and in streamlining DoD organizations and developing strategic plans will enable WPOA to continue to operate in an effective and efficient manner.

As President of the WRS BOD I gained relevant insight into the WPOA mission and functions; and led the development of the WTG F&R Strategic Plan, addressing the need to integrate the missions, functions, and mandates of WPOA, WTG F&R, the Resort, and various Nelson County agencies.

I understand the role Wintergreen (WPOA and Resort) plays in the larger Nelson County community, and as a BOD member, will use the synergies of these groups to protect and enhance property values and improve the quality of the Wintergreen Experience. If elected I will:

- Ensure the 2022 Survey of Property Owners results- continue to be used to shape the future of our community/BOD decisions and this survey does not become merely a "shelf document."
- Reduce the Mountain versus Valley mentality to ensure a "one" Wintergreen approach.
- Promote integration of WPOA goals into the Resort's long-range planning and promulgate transparency and an understanding of the different responsibilities of WPOA and the Resort.

If you have questions for me as a candidate, please contact me directly at my email address above. I look forward to representing all WPOA members and serving as a member of the WPOA BOD.