

WPOA 2015 ANNUAL MEETING

TABLE OF CONTENTS

	<u>PAGE #</u>
AGENDA	2
LETTER FROM PRESIDENT	3
TREASURER'S REPORT	4
BUDGET SUMMARY	5
BALANCE SHEET	6
2016 ASSESSMENT (<u>DUE FEB. 1, 2016</u>)	7
WPOA COLLECTION POLICY	8
CANDIDATE BIOGRAPHIES	9 - 17
WINTERGREEN FIRE DEPARTMENT/RESCUE SQUAD	18
WPOA MASS-NOTIFICATION SYSTEM	19
GATE ACCESS POLICY/MOTORCYCLE POLICY/ARB UPDATE	20
WINTERGREEN POLICE DEPT. PROGRAM BRIEFS	21
STORM PREPAREDNESS	22
WEBSITE INFORMATION	23

**INSERTS:
CANDIDATE BALLOT/PROXY
RETURN ENVELOPE**

WINTERGREEN PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING OF MEMBERS

November 14, 2015

9:00 a.m. – Ballot Collection – Coffee, Tea & Soft drinks – SKYLINE PAVILION

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

CALL TO ORDER- ED GILLIAM, PRESIDENT

INTRODUCTION OF BOARD MEMBERS- ED GILLIAM

NOMINATING COMMITTEE REPORT AND CALL FOR BALLOTS- LARRY LUESSEN

TREASURER’S REPORT- JOHN COY

EXECUTIVE DIRECTOR’S REPORT- RUSSELL OTIS

FIRE AND RESCUE REPORT- CHIEF CURTIS SHEETS

POLICE REPORT- CHIEF STANLEY OLAH

QUESTION AND ANSWER SESSION

ELECTION RESULTS

ADJOURNMENT/ BRIEF 5 MINUTE INTERMISSION

WINTERGREEN COMMUNITY ORGANIZATIONS

November 14, 2015

11:30 a.m. - SKYLINE PAVILION

CALL TO ORDER- RON TURNBULL, MC

THE NATURE FOUNDATION AT WINTERGREEN

WINTERGREEN PERFORMING ARTS

W.P. LLC UPDATE- HANK THIESS

ADJOURNMENT



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

Wintergreen Property Owners Association

Dear WPOA Members,

The 2015 Annual Meeting will be held on Saturday, November 14th in the Skyline Pavilion. The meeting will follow the format of the last three years. WPOA will conduct its annual meeting and report on its activities, followed by a question and answer period. Once the WPOA meeting is adjourned, presentations will be made by Wintergreen Resort management, Wintergreen Performing Arts and The Wintergreen Nature Foundation. The various Wintergreen community organizations will have information tables set up around the Pavilion so that you can learn about their activities.

During the winter of 2015, there were not any large storms, but the season provided enough cold weather to allow the resort to have a good ski season. As always, the Road Maintenance Department did a great job keeping up with the snow. So far this year, there have not been any other major storms beyond normal weather conditions.

In February of 2015, the acquisition of Wintergreen by EPR Properties was completed. They acquired the assets of Wintergreen Resort from James C. Justice Companies, Inc., except for a 400 acre parcel adjacent to Discovery Ridge which continues to be owned by Mr. Justice. EPR is a specialty real estate investment trust, which acts as a landlord for the resort. Pacific Group Resorts, Inc., based in Park City, Utah, signed a 50 year lease on the property and is operating the resort with existing management. WPOA is pleased that Pacific Group assigned Mark K. Fisher to serve as their representative on the WPOA Board of Directors. We look forward to working with Pacific Group for many years to come.

The big challenge of the year came this spring when it was learned that the Atlantic Coast Pipeline (ACP) had chosen the Appalachian Trail South alternative route as its preferred route for construction of the ACP. The proposed route, which will soon be submitted to the Federal Energy Regulatory Commission (FERC) for approval, crosses WPOA-owned property surrounding the entrance and exit of the resort. At a meeting held in April, the WPOA Board of Directors voted to officially oppose allowing the ACP to survey WPOA-owned property for the pipeline. Since that time, WPOA has been involved with the complex issues involved with the pipeline. There have been meetings with representatives of the ACP to determine exactly what their plans are for coming through the area, learning about the FERC approval process, providing a means for owners to electronically send opposition letters, meeting with elected officials, etc. Several local organizations have been formed to oppose the pipeline, including Friends of Wintergreen, Inc., which is specifically centered on the issues involving Wintergreen. The WPOA Board of Directors supports their efforts. Owners are encouraged to visit www.FriendsofWintergreen.com to obtain information regarding making donations to support the efforts of this organization.

For 2016, there are two positions to be filled on the WPOA Board. At this time, eight highly qualified candidates have submitted applications to the Nominating Committee. Enclosed with this packet are candidates' biographies and statements of why they wish to serve on the Board. The current Board thanks each candidate for their interest and willingness to serve the community. Please review the materials carefully and support WPOA by submitting your votes either prior to the meeting or at the meeting.

The Board has approved a budget for 2016 with a \$48.00 increase in the annual assessment for improved properties. The increase provides a modest 1% increase in compensation, a merit pool of 1%, and covers increases in health insurance premiums. It also covers projected incremental increases in general maintenance projects.

Please plan to attend the Annual Meeting on November 14th. We appreciate your support and interest in the activities of your community.

Ed Gilliam
President
WPOA Board of Directors

Treasurers Report

To date, the 2015 Budget is on track and we anticipate ending the year in sound financial condition. There have been the usual challenges, but so far they have been overcome within budgeted funds. Snow Removal costs were normal until mid- February into late March when high winds, bitter cold and snow kept crews on alert.

The Road Maintenance Department also had the additional task of replacing major culverts that were failing, due to age, on Stone Chimneys Road in the valley.

We have finalized the downsizing of our Landscaping operations to meet our own needs. We have in the past 4-5 years, re-evaluated our entire Landscaping operation and have scaled down to primarily WPOA related functions. We migrated personnel and equipment related expenses into the Road Maintenance Department over the past four years and have adjusted associated insurance costs in the 2016 budget.

We were able to refinance our debt to a lower interest rate in 2014 and maintain the same monthly payment with the addition of \$400K into our building fund for the addition to the Gatehouse for Wintergreen Police Department functions. This project was completed in December 2014 and we are extremely pleased with the results. Debt Service on the Gate/Police building addition was at a net zero increase, due to that re-financing. The Station II addition, completed in 2015 was financed by a zero percent loan from Nelson County to Rescue.

Looking ahead, the Board of Directors has approved the **2016 Budget**. This budget summary reflects a balanced budget based on an increase of **\$48.00** in the Improved Property Annual Assessment rate. Other rates increase accordingly.

The **2016 Budget** provides for the following changes:

- 1) **\$64K** Increase in Wages provides a 1% COL and 1% Merit Pool, ARB Staff transition funds
- 2) **\$36K** Increase in Health Insurance & Benefits including taxes and 401K
- 3) **\$10K** Decrease in Reserve funding for Gypsy Moth Spraying
- 4) **\$10K** Increase in Reserve fund for future Wintergreen Drive and asphalt roads
- 5) **\$38K** Increase in Maintenance and Repair of Facilities. The normal scheduled maintenance and repair items under the Long Range Plan are fully funded in this budget and fluctuate from year to year on our eight facilities. Chestnut Springs and Rodes Farm pools, both require extensive and expensive re-coating in 2016.
- 6) **\$38K** Increase in Road Vehicles and Equipment
- 7) **\$12K** Increase overall operations including insurance adjustments

We anticipated spending a portion of the \$30K budgeted for Gypsy Moth spraying in 2015, but due to the extremely cold and wet spring, spraying was deemed not necessary. We will not have next year's decision for spraying until Spring 2016. We reduced this budget line item by \$10K.

The next repaving of Wintergreen Drive and asphalt roads is now projected for 2022 and will require additional funding to the reserve account to meet anticipated inflation costs of well over \$1.5 Million. Accordingly, the 2016 budget includes an addition of \$200K to the reserve account for road repaving, an increase of \$10K over the 2015 budget amount.

Please direct specific questions to me at 434-325-9287.

Thank you,

John Coy
WPOA Treasurer

**Wintergreen Property Owners Association, Inc.
Operating Budget Summary 2013-2016**

INCOME	<u>2013 Actuals</u>	<u>2014 Actuals</u>	<u>2015 Budget</u>	<u>2016 Proposed</u>
Assessments Booked	5,263,631	5,472,703	5,646,854	5,830,510
WPI Inc. to Amenity Fee Structure	297,202	305,759	250,000	250,000
OTHER-Cell Towers, Late Penalty, ARB, Reim St I & II	161,742	125,995	109,536	110,083
Landscaping Department	186,877	83,206	75,953	79,946
Cell Tower Lease sale (oldest)		83,470		
From Reserves Wtg Dr & Cap Equip & Cap Bldg	1,115,605	566,898		
<u>TOTAL INCOME</u>	7,025,057	6,638,031	6,082,343	6,270,539
OUTLAYS				
Police Includes Capital	1,058,325	1,106,134	1,131,371	1,157,785
Fixed & DEBT Services- Facilities Repair/Replace	594,688	368,933	367,740	416,140
General & Administrative/Custodial	554,520	561,266	607,640	623,162
Architectural Review Board	53,417	57,542	59,176	81,236
ROADS includes Capital Equip & 2013 Asphalt Profiling	2,780,492	1,874,617	2,131,804	2,165,746
Public Areas and Pools: Rodes Farm & Chestnut Springs	135,090	126,412	138,978	138,978
Landscaping Department	241,873	85,442	75,953	79,946
Safety Buildings Station I & Station II	45,971	43,346	52,437	52,437
Fire Dept. Operations Contribution	40,000	40,000	40,000	44,000
Fire & Rescue Personnel	1,083,855	1,146,012	1,157,180	1,190,993
Rescue Dept. Operations Contribution	40,000	40,000	40,000	40,000
<u>TOTAL OUTLAYS</u>	6,628,231	5,449,704	5,802,279	5,990,423
CONTINGENCY				
Capital Equipment	40,000	40,000	40,000	40,000
General or Gypsy Moth	30,000		30,000	20,000
Management & Emergency	20,000	5,000	20,000	20,000
Snow & Storm	50,000	50,000		
Capital ES Reserve Reim from Nelson Co. (F&R)	25,000	566,898		
RESERVES				
Wintergreen Drive and Asphalt Roads	170,000	180,000	190,000	200,000
<u>TOTAL CONTINGENCY & RESERVES</u>	335,000	841,898	280,000	280,000
NET FOR YEAR	61,826	346,429	64	116

2016 ASSESSMENT INCREASE OF \$48 BASED ON IMPROVED RATE.

**WPOA SUMMARY
BALANCE SHEET ***

ASSETS	2011	2012	2013	2014
<u>CURRENT ASSETS</u>				
Cash & Temporary Cash	2,360,651	2,627,170	2,462,316	2,458,958
Investments & Certificate Of Deposit				
Accounts Receivable	191,480	205,438	179,970	196,719
Prepaid Expenses	9,254	6,650	5,505	17,243
Deferred income tax benefit	3,503	37,740	20,101	11,905
Income tax refund receivable	1,756	34,244	0	0
TOTAL CURRENT ASSETS	2,566,644	2,911,242	2,667,892	2,684,825
<u>LAND, BUILDINGS & EQUIPMENT</u>				
Land & Improvements	3,763,524	3,812,946	4,442,040	4,483,277
Buildings & Improvements	2,508,655	2,529,357	2,523,857	3,103,246
Vehicles & Equipment	2,535,235	2,590,943	2,785,425	2,785,873
Furniture & Fixtures	49,335	44,903	44,903	44,017
Construction in process			113,967	97,443
(Accumulated Depreciation)	(4,563,282)	(4,869,648)	(4,597,255)	(4,900,892)
NET	4,293,467	4,108,501	5,312,937	5,612,964
<u>OTHER ASSETS</u>				
Accounts Receivable (Assessments)	61,038	57,606	54,108	61,832
Unamortized Loan Costs	10,416	6,695	2,975	0
TOTAL OTHER ASSETS	71,454	64,301	57,083	61,832
<u>TOTAL ASSETS</u>	<u>6,931,565</u>	<u>7,084,044</u>	<u>8,037,912</u>	<u>8,359,621</u>
LIABILITIES AND NET ASSETS				
<u>CURRENT LIABILITIES</u>				
Notes Payable within one year	146,351	143,623	186,170	160,323
Accounts Payable	136,308	23,977	37,799	0
Accrued Expenses	37,003	37,208	19,771	7,820
Assessments Received In Advance	1,325,915	1,387,743	1,493,356	1,502,207
Income tax payable	23,663	0	0	0
Deferred income tax provision	46,586	0	0	0
Deferred property lease income	22,000	22,000	22,000	22,000
TOTAL CURRENT LIABILITIES	<u>1,737,826</u>	<u>1,614,551</u>	<u>1,759,096</u>	<u>1,692,350</u>
<u>LONG TERM LIABILITIES</u>				
Notes Payable after one year	1,449,358	1,307,809	1,709,577	1,548,602
Deferred Income Taxes				
Deferred property lease income	75,167	53,167	31,167	9,167
TOTAL LONG TERM LIABILITIES	1,524,525	1,360,976	1,740,744	1,557,769
<u>TOTAL LIABILITIES</u>	<u>3,262,351</u>	<u>2,975,527</u>	<u>3,499,840</u>	<u>3,250,119</u>
FUND BALANCE	3,669,214	4,108,517	4,538,072	5,109,502
<u>TOTAL LIABILITIES & NET ASSETS</u>	<u>6,931,565</u>	<u>7,084,044</u>	<u>8,037,912</u>	<u>8,359,621</u>

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

WINTERGREEN PROPERTY OWNERS ASSOCIATION
ARTICLE V – ANNUAL ASSESSMENTS

(DUE: FEB. 1, 2016 – LATE PAYMENT PENALTY – 15%)

	2016 ANNUAL ASSESSMENT
IMPROVED PROPERTY	\$1648.00
W/ 3 RD OWNER	\$2472.00
UNIMPROVED PROPERTY	\$1093.00
W/ 3 RD OWNER	\$1640.00
COMMERICAL PROPERTY PER COVENANTS	\$1093.00

THIS IS AN INCREASE FOR 2016 OF:

\$48/ IMPROVED	(1-2 OWNERS)
\$32/ UNIMPROVED	(1-2 OWNERS)
\$72/ IMPROVED	(3RD OWNER)
\$48/ UNIMPROVED	(3RD OWNER)

The Wintergreen Property Owners Association has enclosed the budget for 2016 to give you ample time to review and direct questions to us for answers during the annual meeting to be held on November 14, 2015 in the Skyline Pavilion at 10:00 a.m. Please note that annual assessments will be mailed on December 1, 2015. If you have not received yours by December 10, 2015 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, 2015 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

2015 NOMINEE

Karen Asher
18 Bellflower Lane
Nellysford, VA 22958
(H) 434-361-2625

Email: k.asher1@verizon.net

Occupation: Retired Executive from Industrial Microbiology and Marketing – Industrial Water Treatment Systems

Involvement in Wintergreen Affairs:

- Wintergreen Valley Association – Secretary from 2014 to present
- Nature Foundation Volunteer since 2001
- Wintergreen Fire Department Volunteer since 2005, Board Member, Treasurer currently.

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

Our decision to retire to Wintergreen was formalized in 1996 when we became property owners in Stoney Creek. Five years later when we were ready to build our full time home, we thought we should look at alternative building sites in Nelson County just to be sure we wanted to be part of a resort community. It took just one day for us to recognize the importance of the WPOA when it came to security, fire and rescue services, and community structure. Moving from a metropolitan to a rural area requires careful consideration when it comes to infrastructure.

WPOA provides truly award winning services. Our Police, Rescue and Fire agencies are among the best in the State of Virginia. We would like to see it stay that way, while continuing to operate within a reasonable budget. As a 14 year resident I have remained focused on volunteering for the groups that continue to make Wintergreen a pleasant neighborhood and that help maintain our property value. My interests in becoming a WPOA Board Member center on future opportunities and threats that could change the face of Wintergreen and its community. The recent “outsourcing” of our water treatment system in Stoney Creek is just one example of issues that could impact us in unexpected ways. Although this particular issue was beyond the control of the WPOA Board, as a Board Member I would advocate for responsible resource allocation with the intent that our level of services are maintained at their current high standards and remain under our control.

As a WPOA Board Member I will strive for balance of our resources so that the needs of all of our constituents: Mountain and Valley Communities; members and resort guests; Wintergreen Resort and WPOA are fulfilled. I feel that my experience as an absentee owner, full time resident, WPI Member, and WPOA volunteer qualify me to help lead our property owner's association into the future. Most importantly, I would aspire to communicate and remain transparent. To that end, I encourage any owner with questions for me as a candidate to please e-mail me directly at k.asher1@verizon.net.

2015 NOMINEE

L. Allen Bennett

131 Bear Run

Wintergreen, Va. 22958

(WTG) 434-325-1233

(H) 919-706-5515

(C) 336-669-6900

Email: labj@verizon.net

Occupation: Technology

Involvement in Wintergreen Affairs:

I have had the pleasure of working on the WPI board for 4 years where I served as Chairman of the Board during the last year of my tenure 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 the SKI and Tennis committees along with the Food and Beverage committee and served on the golf committee for several years including the present.

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

One of the biggest things that WPOA can do for its owners is protect their property value. With all of the uncertainty that has been generated with the sale of the resort to the Justice Organization and now with the recent transaction to EPR Properties, this uncertainty continues. As you can see, property values are being challenged! A strong WPOA Board of Directors is even more important now. Property owners need a representative on the board who knows Wintergreen, its inner workings and how to get things done!

With my recent experience both on the WPI 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. WPOA is our only voice and we need to make sure that the owners understand why we made an investment in Wintergreen. I have also worked with the internal community groups that add value to Wintergreen and surrounding areas along with local government and businesses with whom we share common goals.

The next couple of years are going 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 WPI and WPOA management and have established a good relationship with both organizations. We need good and clear communications with strong actions to continue the fight. That fight is to "protect and enhance our property values"!

2015 NOMINEE

John S. Claman
19 Old Camp Lane
Wintergreen, Va. 22967
(WTG) 434-325-2052

Email: jclaman@verizon.net

Occupation: Retired Naval Officer and Businessman

Involvement in Wintergreen Affairs:

- President Mountain Homesteaders Association
- President Wintergreen Performing Arts (four Festivals)
- President WPOA Board of Directors
- Director WPI Board
- Life Member Wintergreen Rescue Squad
- Director Friends of Wintergreen Board

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

My wife, Joyce, and I have lived here since 1997 and love the Wintergreen life. I want to be a part of protecting and preserving Wintergreen as stated in the WPOA Articles of Incorporation:

Article 2 A) Purpose: "To provide a non-profit entity that will operate for the purpose of bringing about civic betterment and social improvements in the residential community...as well as act to protect and preserve the property values of Wintergreen..."

Our Association has been managed very well over the past few decades through several transitions from the developer to total property owner control. Wintergreen is facing another potential transition as the Resort begins to grow, along with the Route 151 corridor, and increasing tourism and recreational activity brings more and more people to Nelson County and Wintergreen. Challenges such as the Atlantic Coast Pipeline and other potential energy industry initiatives will require WPOA to be involved in formulating least impact strategies. My experience, both within Wintergreen Organizations and in my previous career operating shipyards, large bureaucracies and helping companies adopt new technologies, should be useful to the community in facing these challenges.

2015 NOMINEE

Jack Daly

136 Bear Run

Wintergreen, Va. 22958

(WTG) 434-325-1236

Email: jackdaly01@msn.com

Occupation: Retired

Involvement in Wintergreen Affairs:

- WPI Board of Directors, 2000-2006
- WPOA Board of Directors, 2009-2013
- Wintergreen Rescue Squad, EMT, 1999-present
- The Wintergreen Nature Foundation Board of Directors, 2005-2009
- The Wintergreen Nature Foundation Golf Tournament, Chair/Co-Chair, 2000-present
- Wintergreen Performing Arts Board of Directors, 2001-2002

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

My wife Gloria and I have owned property at Wintergreen since 1984 and have been permanent mountain residents since 1999.

From my previous experience on the WPOA Board, I believe it is well-managed and financially solid. With new WPI owners, WPOA should continue to prosper.

I believe the most significant issue currently confronting our community is the construction of the Atlantic Coast Pipeline. If approved, it will cross by our gatehouse and over part of the Wintergreen mountain. It will create major safety, economic and environmental issues for our entire community. There are no apparent benefits for either Wintergreen or Nelson County.

I strongly oppose the pipeline coming through Wintergreen and Nelson County, especially since there are already existing right-of-ways for a natural gas pipeline. All Board members must make this a top priority.

I served on the WPI Board (2000-2006) and the WPOA Board (2009-2013). I have the necessary experience and working knowledge of how each organization has operated. It is critically important for WPOA to have an excellent working relationship with the new owners.

Finally, I will be responsive to both mountain and valley owners, as well as part and full-time residents alike. It is important for all property owners to work together for the common good of Wintergreen. I plan to make this another priority of the Board.

2015 NOMINEE

Bill Gatewood

**34 Windthistle Court
Nellysford, VA 22958
(WTG) 434-361-1281
(H) 804-798-3029**

Email: WTGatewood@yahoo.com

Occupation: Law Enforcement / Emergency Management

Involvement in Wintergreen Affairs:

- Wintergreen Police Department - former officer
- Wintergreen Fire Department - former firefighter
- Planning / organization of Wintergreen Emergency Services
- Wintergreen Valley Association – member

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

I wish to serve on the Board of Directors because I bring thirty-five plus years of local government experience to the Board and the overall operation of WPOA. In reality, our community is just like a small city or town. The WPOA organization is structured basically like a local government. Many may not realize it, but Wintergreen is larger than two-thirds of the cities in Virginia in area. I am familiar with the various components of operations from budget, streets, public safety, to planning and community development.

Being a board member entails taking part in guiding the affairs of WPOA by providing policy, guidance and direction to the executive director and his staff. My local government experience would be advantageous to this endeavor and the overall continued vision and mission.

I have pretty much grown up with Wintergreen. My family has had two homes here for over forty years combined, having started on the mountain, then transitioning to the valley. In fact, both my wife Cindy and I worked in the very early years for the police department, and have first hand knowledge of our community's operation, plus we experienced the rapid and extensive development and build out during that period. Throughout the years, I have witnessed the vision and mission of Wintergreen come to fruition, and have watched Wintergreen transform in to the jewel she is today. It is this success that I want to help preserve and protect for now and future generations of families who make Wintergreen their retreat and home.

I am a very active, community minded individual and the opportunity to be a bigger part of the Wintergreen community excites me. The Wintergreen experience is second to none, and the quality of life offered here needs to be protected for future generations. Representing the people of Wintergreen is my number one priority.

2015 NOMINEE

Karl Hess
280 Fortunes Ridge
RR 1 Box 691
Roseland, Va. 22967
(H) 434-325-7276
(O) 703-946-0748

Email: Khess4@aol.com

Occupation: U.S. Fish & Wildlife Service (Part Time)

Involvement in Wintergreen Affairs:

- Co-Founder & President Wintergreen Sporting Club
 - Developed archery target range at WPOA Rhodes Farm recreation area
 - Building field archery range on WPOA Old Stoney Creek land
 - Leading restoration of Stoney Creek Ponds in partnership with WPOA & Lynchburg College
- Member WPA Board 2013-2014
- Member MHA, Wine Corps

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

Since my arrival in Wintergreen as a full-time resident in late 2009, I have sought innovative ways to apply the perspective and tools I bring as a professional conservationist, and as an avid outdoorsman, to the sustainable enjoyment of our mountain and valley. It was in this vein that I partnered with fellow residents to create the Wintergreen Sporting Club and to engage the club in outdoor activities that would enhance opportunities for residents to more fully enjoy the mountain and valley of our community and the great outdoors outside of Wintergreen. The Sporting Club is, I believe, an important addition to our community, contributing to conservation of water resources and adding significantly to the recreational benefits and opportunities available to our residents. Because quality of life is such an essential part of the Wintergreen experience, I believe I can contribute to the WPOA mission given my background, community achievements and my demonstrated love of the mountain, the valley, and our place within it. If elected to the Board, I will be an advocate for outdoor recreational and hands-on conservation opportunities that can contribute to the quality of life for all property owners. My aim will be to work with the Board to explore and expand ways in which residents of all ages can enjoy and interact with the outdoor world both within and beyond the Wintergreen community.

2015 NOMINEE

Nancy Schwiesow
178 Fortunes Point Lane
Wintergreen, Va. 22958
RR 1 Box 596
Roseland, Va. 22967
(H) 434-325-7001
(O) 301-943-0888

Email: fortunatenancy@gmail.com

Occupation: RE/MAX Realty Services- Realtor

Involvement in Wintergreen Affairs:

- Wintergreen Mountain Homesteaders
- Wintergreen Mountain Women
- Wintergreen Performing Arts
- Wounded Warriors
- The Nature Foundation

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

I am excited at the prospect of serving on the Board of Directors of WPOA. My husband, David, and I bought our first home at Wintergreen in 1990, and we have been property owners ever since. Three years ago, David retired, and it is our intention to live out our retirement years here.

I have been a Realtor for over 32 years, and I am one of fewer than 1% of Long & Foster's realtors who are included in its Hall of Fame. While living in Montgomery County, Maryland, I served on the Boards of Directors of the Silver Spring Chamber of Commerce and the Silver Spring Urban District. I was active in Montgomery County's public schools, including as President of the PTA of our local elementary school.

I am actively involved in many Wintergreen activities, including Mountain Women, supporting fundraising for and housing performers for Wintergreen Performing Arts, assisting with the programs of Mountain Homesteaders, and housing our veterans through the Wounded Warriors projects. I also have been very active in Friends of Wintergreen, Inc., the organization that is working non-stop to force Dominion to move the Atlantic Coast Pipeline away from the entrance to Wintergreen and off WPOA land.

My husband and I own properties on the mountain and in the valley, and we have a number of friends in both locations. I will promote and protect the interests of members on the mountain and in the valley. Most important, I believe that WPOA needs to be a more aggressive advocate of the interests of Wintergreen property owners, in Wintergreen, in Nelson County and at the State level. And I believe that adding women to the Board, which is all male, would provide an important perspective.

2015 NOMINEE

James A. Wright
200 Lakeside Close
Nellysford, Va. 22958
(H) 434-361-2510
(WTG) 434-361-2510

Email: ja_wright@verizon.net

Occupation: Special Agent, FBI (retired)

Involvement in Wintergreen Affairs:

- Wintergreen Rescue Squad volunteer
- Wintergreen Valley Association past-president
- Wintergreen Performing Arts volunteer
- BOGGS
- Served on WPI committee

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

Sally and I came to love Wintergreen before we bought our condominium on the Mountain in 1997. During our weekend and holiday escapes from Northern Virginia our appreciation for the community, the opportunities it offered, and especially the people, convinced us this was where we wanted to settle. We became permanent residents of Stoney Creek in 2006.

Having served as president of the Wintergreen Valley Association gave me the opportunity to become acquainted with the various entities at Wintergreen, their functions, how they interact, and how they impact our daily lives. I wish to continue to serve our community by serving on the WPOA Board.

We have enjoyed participating in a variety of activities including the Valley Association, Golf Association, Nature Foundation, and Performing Arts. Through these and other activities we have had the opportunity to meet and work with many of our members in both the mountain and valley communities. Through our church I have had the opportunity to become involved in the larger community of Nelson County.

Property owners face many new short and long term challenges. I believe that my current and previous involvement in Wintergreen affairs and activities has given me the knowledge and insight necessary to be a part of the team that will address these problems and work to keep Wintergreen the wonderful place that it is.

FIRE & RESCUE SERVICES

DIAL **911** FOR ALL EMERGENCIES

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

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

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

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

To contact the fire department for non-emergency purposes;

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

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

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

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

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

To contact the rescue squad for non-emergency purposes;

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

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

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

WPOA Mass-Notification System

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

Last year WPOA contracted with “Everbridge” incorporated to provide a mass-notification system. Invitations have been emailed to owners who have a valid email address in our database. If you have not received your invitation, please see contact information below. The system will notify you in up to 17 different ways. If you want every member of your family to receive a text message, email, and phone message when a wildfire is headed your way, this system can do that. Unlike our mass email system Everbridge can make contact with all 4,000 owners in approximately 10 minutes. You’re in control of how and when we will contact you. Any change you make to your information at the Everbridge website will be effective as soon as you press send.

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

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

If you have not already registered, please email wpoa@aol.com or call Rhonda Proffitt 434-325-8526 with your contact information.

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

Wintergreen Police Department Gate Access Policy

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

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

Current WPOA Board Motorcycle Policy

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

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

Architectural Review Board Fences at Wintergreen

In the last several years, we are seeing more fences being erected in Wintergreen especially in the Stoney Creek subdivision. The Wintergreen Covenants do not prohibit fences, but the type and location must be approved by the Architectural Review Board. Generally, The ARB has approved two (2) styles of fencing, a three (3) or four (4) board fence or a split rail fence. The fence cannot be higher than 48 inches and must be backed with a dark colored wire fencing to keep animals in or out. To maintain the open nature and beauty of the community, the ARB does not allow boundary fences and suggests the perimeter of the fence be the minimum required for your pet.

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

Wintergreen Property Owners Email addresses and contact information

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

WINTERGREEN POLICE DEPARTMENT PROGRAMS

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

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

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

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

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

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

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

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

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

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

WINTER STORM

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

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

Have available:

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

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

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

**FOR MORE INFORMATION REGARDING STORM
PREPAREDNESS VISIT: WWW.NOAA.COM or
WWW.FEMA.GOV**

**VISIT OUR WEBSITE
AT
WWW.WTGPOA.ORG
E-MAIL: WPOA@AOL.COM**

INFORMATION FOUND ON OUR WEBSITE INCLUDES:

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