

**WPOA  
2018  
ANNUAL MEETING**

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**TABLE OF CONTENTS**

	<b><u>PAGE #</u></b>
<b>AGENDA</b>	<b>2</b>
<b>LETTER FROM PRESIDENT</b>	<b>3</b>
<b>TREASURER'S REPORT</b>	<b>4</b>
<b>BUDGET SUMMARY</b>	<b>5</b>
<b>BALANCE SHEET</b>	<b>6</b>
<b>2019 ASSESSMENT (<u>DUE FEB. 1, 2019</u>)</b>	<b>7</b>
<b>WPOA COLLECTION POLICY</b>	<b>8</b>
<b>WPOA MASS-NOTIFICATION SYSTEM/VOLUNTEERS NEEDED</b>	<b>9</b>
<b>WINTERGREEN FIRE DEPARTMENT/RESCUE SQUAD</b>	<b>10</b>
<b>WINTERGREEN POLICE DEPT. PROGRAM BRIEFS</b>	<b>11</b>
<b>GATE POLICY/ASSESSMENT PAYMENT OPTIONS</b>	<b>12</b>
<b>ARB UPDATE</b>	<b>13</b>
<b>STORM PREPAREDNESS</b>	<b>14</b>
<b>WEBSITE INFORMATION</b>	<b>15</b>
<b>CANDIDATE BIOGRAPHIES</b>	<b>16-21</b>

**CANDIDATE BALLOT/PROXY HAS BEEN MAILED WITH A  
RETURN ENVELOPE. PLEASE BE SURE TO MAIL BEFORE NOV. 1, 2018**

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

**November 10, 2018**

8:30 a.m. – Ballot Collection – Coffee, Tea & Soft drinks – SKYLINE PAVILION

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

CALL TO ORDER- JOHN COY, PRESIDENT

INTRODUCTION OF BOARD MEMBERS- JOHN COY

NOMINATING COMMITTEE REPORT AND CALL FOR BALLOTS- RON DUDDLESTON

TREASURER’S REPORT- RON DUDDLESTON

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/ BRIEF 5 MINUTE INTERMISSION

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**WINTERGREEN COMMUNITY ORGANIZATIONS**

**November 10, 2018**

10:30 a.m. - SKYLINE PAVILION

CALL TO ORDER- MC

FRIENDS OF WINTERGREEN- ACP

THE NATURE FOUNDATION AT WINTERGREEN

WINTERGREEN PERFORMING ARTS

W.P. LLC. UPDATE- MARK FISCHER

ADJOURNMENT 12:30



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

Wintergreen Property Owners Association

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Dear WPOA Owners,

In addition to being a wet summer at Wintergreen, your Board and staff continue to address the issues posed by the placement of the Atlantic Coast Pipeline (ACP) near the entrance and exit of our mountain community. We have had numerous meetings with state officials, including the Governor and his key staff members. We are also in the process, together with other organizations, of filing a suit against the Federal Energy Regulatory Commission (FERC) to get a rehearing on the ACP permit. Our primary concerns remain the lasting environmental and safety impacts the pipeline could have on Wintergreen, our property owners, employees, and guests.

When you visited Wintergreen this summer, you would have noticed considerable work dealing with culvert repair/replacement and road resurfacing. This work, together with managing around the rain events, has kept the staff busy. The board continues to invest in the community's infrastructure and has sufficient reserves to maintain the integrity of the community's infrastructure. Hopefully, these and other projects enhance the attractiveness and functioning of our community with minimal inconvenience to you.

Please review the enclosed proposed budget which represents a modest 2% increase in our annual assessment and insures that WPOA continues to be financially sound through the 2019 year. This increase is the result of a modest cost of living, increased health insurance costs, Fire, and Rescue operations. More detailed information is included in the Treasurer's report.

This year we will be electing 2 new board members and there is a good list of candidates to consider. If you are not attending the WPOA annual meeting on Saturday, **November 10, 2018 at 9:00 am**, please return the enclosed ballot with 2 candidates selected **OR** sign the proxy allowing votes to be cast on your behalf. Candidate biographies are posted on our website [www.wtgpoa.org](http://www.wtgpoa.org).

Thank you again for the support each owner is providing to the community. We have a special community at Wintergreen and your Board is working hard to keep it that way.

John Coy  
President  
WPOA Board of Directors

## Treasurers Report

To date, the 2018 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. The Road Maintenance Department also had the additional task of replacing major culverts that were failing due to age in front of the Mountain Firehouse. Culvert work will continue in the foreseeable future and the budgets going forward have been adjusted accordingly. All 2018 culvert repair/replacements were within budget.

Looking ahead, the Board of Directors has approved the **2019 Budget**. This budget summary reflects a balanced budget based on an increase of **\$35.00 (2%)** in the Improved Property Annual Assessment rate. Other rates increase accordingly.

The **2019 Budget** provides for the following changes-summarized:

- 1) **\$69K** Increase in Wages provides a 2% COL
- 2) **\$26K** Increase in Insurances & payroll taxes
- 3) **\$11K** Increase in other Road Maintenance Department items
- 4) **\$3K** Increase in Facilities repair & maintenance
- 5) **\$25K** Increase to Fire (15K) and Rescue (10K) Operations
- 6) **\$10,650** Increase in miscellaneous expenses

The next repaving of Wintergreen Drive and asphalt roads is now projected for 2022, the reserve account, to meet anticipated inflation costs of well over \$1.7 Million, has been funded in the coming budget.

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

Thank you,

Ron Duddleston  
WPOA Treasurer

**WINTERGREEN PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET SUMMARY 2016-2019**

<b>INCOME *BOOKED</b>	<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>
	<b>ACTUALS</b>	<b>ACTUALS</b>	<b>BUDGET</b>	<b>PROPOSED</b>
Assessments *Booked	5,875,133	6,050,153	6,139,355	6,287,376
WP LLC Amenity Fee Structure	302,606	301,304	250,000	250,000
OTHER- *Late Penalty, ARB, Disclosure, Int.	74,530	64,073	48,125	40,967
Landscaping Department	84,599	57,090	59,007	61,322
Cell Tower Leases	74,585	73,260	71,400	71,400
From Reserve	155,100	61,128		
<b><u>TOTAL INCOME</u></b>	<b>6,566,553</b>	<b>6,607,008</b>	<b>6,567,887</b>	<b>6,711,065</b>
<b>OUTLAYS</b>				
Police Includes Capital	1,117,149	1,150,929	1,230,386	1,227,619
Fixed & DEBT Services-Facilities Repair/Replace	406,887	431,469	426,340	439,340
General & Administrative/Custodial	712,232	697,999	594,244	608,007
Architectural Review Board	89,073	83,313	84,298	70,025
ROADS include Small Equip. & 2019 Asphalt Profile	2,360,645	2,319,064	2,241,935	2,275,899
Public Areas- Pools: Rodes Farm & Chestnut Springs	145,555	129,656	138,978	138,978
Landscaping Department	82,586	57,476	59,007	61,322
ES Bldgs. Mt. Station I & Valley Station II	39,346	36,337	52,437	52,437
Fire Dept. Operations Contribution	44,000	44,000	40,000	55,000
Fire & Rescue Personnel	1,241,451	1,302,730	1,370,077	1,442,359
Rescue Dept. Operations Contribution	40,000	40,000	40,000	50,000
<b><u>TOTAL OUTLAYS</u></b>	<b>6,278,924</b>	<b>6,292,971</b>	<b>6,277,702</b>	<b>6,420,986</b>
<b>CONTINGENCY</b>				
Capital Equipment	40,000	40,000	40,000	40,000
Gypsy Moth/Management/Trails	20,000	6,200	20,000	20,000
Legal Contingency/Management	18,000	18,810	20,000	20,000
Snow & Storm				
<b>RESERVES</b>				
Wintergreen Drive & Asphalt Roads	200,000	200,000	210,000	210,000
<b><u>TOTAL CONTINGENCY &amp; RESERVES</u></b>	<b>278,000</b>	<b>265,010</b>	<b>290,000</b>	<b>290,000</b>
<b>TOTAL OUTLAYS &amp; RESERVE FUNDING</b>	<b>6,556,924</b>	<b>6,557,981</b>	<b>6,567,702</b>	<b>6,710,986</b>
<b>NET FOR YEAR</b>	<b>9,629</b>	<b>49,026</b>	<b>185</b>	<b>79</b>

2019 ASSESSMENT INCREASE OF \$35 BASED ON IMPROVED RATE. NEW 2019 IMPROVED \$1766.00

**WINTERGREEN PROPERTY OWNERS ASSOCIATION, INC. BALANCE SHEET\* SUMMARY 2014-2017**

<b>ASSETS</b>	<b><u>2014</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>
<b><u>CURRENT ASSETS</u></b>				
Cash & Temporary Cash	2,458,958	2,761,289	2,873,062	2,974,698
Accounts Receivable	196,719	130,282	179,502	209,223
Prepaid Expenses	17,243	15,954	3,188	3,483
Deferred income tax benefit	11,905	5,164	5,164	5,164
<b>TOTAL CURRENT ASSETS</b>	<b>2,684,825</b>	<b>2,912,689</b>	<b>3,060,916</b>	<b>3,192,568</b>
<b><u>LAND, BUILDINGS &amp; EQUIPMENT</u></b>				
Land & Improvements	4,483,277	4,622,059	5,209,544	5,445,418
Buildings & Improvements	3,103,246	3,593,755	3,569,112	3,569,112
Vehicles & Equipment	2,785,873	2,820,579	2,898,177	3,118,020
Furniture & Equipment	44,017	46,777	46,777	46,777
(Accumulated Depreciation)	(4,900,892)	(5,064,108)	(5,336,988)	(5,626,328)
<b>NET (Land, Buildings &amp; Equipment)</b>	<b>5,515,521</b>	<b>6,019,062</b>	<b>6,386,622</b>	<b>6,552,999</b>
<b><u>OTHER ASSETS</u></b>				
Accounts Receivable (Assessments)	61,832	48,702	79,207	81,296
<b>TOTAL OTHER ASSETS</b>	<b>61,832</b>	<b>48,702</b>	<b>79,207</b>	<b>81,296</b>
<b><u>TOTAL ASSETS</u></b>	<b><u>8,262,178</u></b>	<b><u>8,980,453</u></b>	<b><u>9,526,744</u></b>	<b><u>9,826,863</u></b>
<b>LIABILITIES AND FUND BALANCE</b>				
<b><u>CURRENT LIABILITIES</u></b>				
Notes Payable within one year	160,323	165,694	203,048	1,232,823
Accounts Payable	0	18,022	9,172	0
Accrued Expenses	7,820	25,251	56,774	60,116
Assessments Received in Advance	1,502,207	1,575,859	1,671,625	1,625,175
Deferred property lease income	22,000	9,167	0	0
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,692,350</b>	<b>1,793,993</b>	<b>1,940,618</b>	<b>2,918,114</b>
<b><u>LONG-TERM LIABILITIES</u></b>				
Notes Payable after one year	1,548,602	1,349,888	1,386,891	152,381
Due to Wintergreen Volunteer Rescue Squad		324,325	307,659	290,993
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>1,548,602</b>	<b>1,674,213</b>	<b>1,694,550</b>	<b>443,374</b>
<b><u>TOTAL LIABILITIES</u></b>	<b><u>3,240,952</u></b>	<b><u>3,468,206</u></b>	<b><u>3,635,168</u></b>	<b><u>3,361,488</u></b>
<b><u>FUND BALANCE</u></b>				
Replacement		477,266	677,924	878,784
Operations		5,034,980	5,213,652	5,586,591
<b>Total Fund Balance</b>		<b>5,512,246</b>	<b>5,891,576</b>	<b>6,465,375</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b><u>8,262,178</u></b>	<b><u>8,980,452</u></b>	<b><u>9,526,744</u></b>	<b><u>9,826,863</u></b>

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

WINTERGREEN PROPERTY OWNERS ASSOCIATION  
ARTICLE V – ANNUAL ASSESSMENTS  
**(DUE: FEB. 1, 2019 – LATE PAYMENT PENALTY – 15%)**

**2019 ANNUAL  
ASSESSMENT**

IMPROVED PROPERTY	<b>\$1766.00</b>
W/ 3 <sup>RD</sup> OWNER	\$2649.00
UNIMPROVED PROPERTY	<b>\$1172.00</b>
W/ 3 <sup>RD</sup> OWNER	\$1758.00
COMMERICAL PROPERTY PER COVENANTS	\$1172.00

THIS IS AN INCREASE FOR 2019 OF:

\$35/ IMPROVED	(1-2 OWNERS)
\$23/ UNIMPROVED	(1-2 OWNERS)
\$52/ IMPROVED	(3RD OWNER)
\$35/ UNIMPROVED	(3RD OWNER)

The Wintergreen Property Owners Association has enclosed the budget for 2019 to give you ample time to review and direct questions to us for answers during the annual meeting to be held on November 10, 2018 in the Skyline Pavilion at 9:00 a.m. Please note that annual assessments will be mailed on December 1, 2018. If you have not received yours by December 10, 2018 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, 2018 to allow time to prepare responses accordingly.

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

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

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

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

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

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

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

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

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

Attest:

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

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



## Alert Wintergreen System

The Alert Wintergreen System is the “primary” communication tool WPOA, Wintergreen Police Department, Wintergreen Fire and Rescue Departments use to notify you of any impending emergency or other important Wintergreen information.

There are three ways to sign up.

Contact Rhonda Proffitt in the Wintergreen Police Department at 434-325-8526 and she will "invite" you into the Alert System and assist you with sign up.

Visit the WPOVRS web site: <https://www.wtgfireresq.org/alert-wintergreen> to sign up by completing a form.

Send your email address and contact numbers to: [wpoa@aol.com](mailto:wpoa@aol.com) and we will put you in the email only Alert System.

Informational alerts include road closures and conditions, road maintenance issues such as paving, and utility issues as they are reported WPOA. Priority alerts could include wildfires, tornados, missing children, etc.

### **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.

PLEASE sign up using one of the above.

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### 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 Jim Wright ( [361-2510](tel:361-2510)) or Mike Riddle, Chief of EMS Operations, [325-8552](tel:325-8552). Your community needs you.

Wayne Hachey  
President WRS

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### 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. On scene 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. Neither On Scene nor Administrative Auxiliary Volunteers have an on call time requirement. You decide which level of service you want to provide. Each is very much appreciated. If you would like more information about either Volunteer Membership, please contact Trey Crawford, Chief of WFD Operations, at 325-2200 Ext 9270. 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 Fire Department frequently assists the Rescue Squad on medical calls. The **Insurance Safety Office** (ISO) rating for the Fire Department is **2/9** which places the department in the 98<sup>th</sup> percentile when compared to similar size and structure departments in the nation.

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

To contact the fire department for non-emergency purposes;

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

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

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

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

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

To contact the rescue squad for non-emergency purposes;

Mountain Station	434-325-1051
Valley Station	434-325-8538
Chief	434-325-8536
Assistant Chief	434-325-8552

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

## WINTERGREEN POLICE DEPARTMENT

### How to Reach Us:

Office of the Chief:	434.325.8521
Administrative Assistant:	434.325.8526
Patrol Supervisor:	434.325.8523
Dispatch Supervisor:	434.325.8500
Accreditation & Investigations:	434.325.8522
Dispatch (non-emergency):	434.325.8520 / 434.325.1106
Emergency:	911
Website:	<a href="http://www.wintergreenpolice.org/">www.wintergreenpolice.org/</a>
Facebook	<a href="http://www.facebook.com/wintergreenpolice/">www.facebook.com/wintergreenpolice/</a>

**HOUSE CHECK:** The Community Services Officer 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.

**PERSONAL SAFETY:** 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 (434-325-8526) OR STOPPING BY 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 the WPD Administrative Assistant at (434) 325-8526.

**VEHICLE DECALS:** Replacement decals can be obtained from the WPD Administrative Assistant at 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.**

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.

### **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.”

The WPD Administrative Assistant issues property owner vehicle decals and WPOA pool passes for Chestnut Springs and Rodes Farm only. Please feel free to contact them if you have any further questions. (434) 325-8526.

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

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

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### **NEW: WPOA Annual Assessment Payment options**

- 1) Set up WPOA as a vendor with your online banking service
- 2) Credit card payments can be made on our website [www.wtgpoa.org](http://www.wtgpoa.org). Please click on the link “Pay Annual Assessment”. There you will be directed to “PayLease” and will have the option to pay by credit card, PayPal, or ACH (electronic payment). For new users, please have your invoice handy as you will need to create an account using your account number and Street (911) Wintergreen address (fees apply).
- 3) Mail to WPOA on or before Feb. 1, 2019 to avoid a late payment penalty of 15%

## Architectural Review Board

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

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

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

# 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](http://WWW.NOAA.GOV) or  
[WWW.FEMA.GOV](http://WWW.FEMA.GOV)**

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

**INFORMATION FOUND ON OUR WEBSITE INCLUDES:**

- ❖ **PAY WPOA 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**

## 2018 NOMINEE

**Gerry DeWitt**

**(9 Ladyslipper Lane)**

**RR. 1 Box 527**

**Roseland, VA. 22967**

**(H) 434-325-7609**

**Email: [llama2too@gmail.com](mailto:llama2too@gmail.com)**

**Occupation: Pediatrician- Retired**

**Involvement in Wintergreen Affairs:**

- Shenandoah Ridge Condo Association Board
- The Wintergreen Nature Foundation
- Member- Friends of Nelson

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

I grew up in Lynchburg, Virginia and many of my happiest hours were spent cruising the back roads of Campbell, Bedford, Amherst and Nelson counties and the Blue Ridge Parkway. I was always drawn to the beautiful mountains and valleys and the quiet, peaceful feeling I experienced there, away from the hustle and bustle of busy Lynchburg. My future wife enjoyed the same and many weekend days were spent just cruising. My first contact with Wintergreen was in the late 70's, when, while on the Pediatric faculty at the University of Virginia, my wife, Judy, and I drove from our home in Charlottesville to see what we had heard was to be a ski resort being developed in Nelson County. We saw construction and said "That will never work" and went on with our lives. We loved the beauty and isolation of these mountain journeys but were not visionary enough to appreciate Wintergreen – at that time. However, over the next 30 years, we realized our mistake as we visited friends at Dobie, White Oak, and Black Rock circle and spent as much time here as we could. Our sons learned to ski on Potato Patch and progressed well past their parents in skill. Wherever we lived, we thought of getting back to the mountains.

We bought a condominium at Shenandoah Ridge in 1999 and kept it busy as our sons attended the University of Virginia. In 2006, we built our current home on Ladyslipper Lane and have lived there full time since 2012.

**Community involvement**

I served on the Shenandoah Ridge Condo Association Board. I have volunteered at the Nature Foundation where I have served as driver and as a speaker at the Spring Wildflower Symposium. I have contributed paintings and photographs to the Nature Foundation Auction. In 2012, I started the first Pediatric program in Nelson County at Blue Ridge Medical Center and worked there part time until August 2018. I am also a member of Friends of Nelson.

Although I have not been active in WPOA business, I have attended most of the annual meetings since we became property owners and kept up with the activities of the board and officials. As a member of the WPOA board, I will strive to maintain the nature of Wintergreen as a respite from the world for part time and full-time property owners and guests and to maintain the value of ownership at Wintergreen – both property value and emotional value as well as work with resort management to enhance the Wintergreen experience. I believe that, if elected, my commitment to the inherent nature of Wintergreen and surroundings will serve WPOA well.



## 2018 NOMINEE

### **Joe Ely**

**(340 Fortunes Ridge Dr.)  
398 Buckingham Rd  
Winston Salem, NC. 27104**

**(H) 336-251-2447  
(WTG) 434-325-7402**

**Email: jely@triad.rr.com**

**Occupation: EVP, Aon Hewitt (Retired)**

### **Involvement in Wintergreen Affairs:**

- WPOA Director- 2017-2018 (apptd. To fill unexpired term)
- Member WPOA Executive Director Search Committee to replace Russell Otis- 2016
- WPI Board- 2010-2012 Vice Chair; Chair of Compensation and Member Relations Committees
- Board Member- The Wintergreen Nature Foundation- 2010-2012
- Member- Mountain Homesteaders
- Member- The Wintergreen Nature Foundation
- Host Family- Wintergreen Performing Arts Summer Music Festival 2010-Present

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

My wife Kathy and I have owned property at Wintergreen since 2001, including condominiums at High Ridge and Vistas, and since 2005 a second home and building lot on Fortunes Ridge Drive.

While my main reason for owning Wintergreen property has been the enjoyment it brings my family of four married children, six grandchildren, and family friends, it is also an important financial asset that I want to preserve and hopefully see grow, not shrink, in value. We have also always been members of the Resort, considering it both a source of enjoyment, and also as an integral and important part of the entire Wintergreen experience. I am very supportive of a close, collaborative relationship between the Resort and the Property Owners Association.

I have always believed in being personally involved and contributing to the communities of which I am a part. In the Winston Salem community, I serve on nonprofit boards including Forsyth Memorial Hospital, North Carolina Public Television, and our community's homeless shelter and soup kitchen. At Wintergreen I served on the WPI Board as Vice Chair and chair of its compensation and member relations committees; I was a member of the search committee to replace Russell Otis as Executive Director of the WPOA; and currently am an appointed member of the WPOA Board. I am also a member of the Wintergreen Nature Foundation, Mountain Homesteaders, and serve as a host family housing performers for the Wintergreen Performing Arts Summer Music Festival.

The past year as a member of the WPOA Board has been challenging, and I don't expect the next year or two will be any less so. I would like to continue to serve beyond the end of my current Board term because I feel it is especially important now to continue to be involved in the Wintergreen community, and I believe my continuity of service and knowledge of the ongoing work in dealing with the Atlantic Coast Pipeline (ACP) issues would be helpful.

I believe my active involvement in various Wintergreen organizations over the past seventeen years and familiarity with the operations of both the property owner's association and the Resort, combined with my legal education and business experience, position me to be of continued help to the Board as we work not only toward a resolution of the issues related to the ACP and its impact on Wintergreen, but in addressing longer term future needs and concerns of the community.

## 2018 NOMINEE

**Bill Gatewood**  
**34 Windthistle Court**  
**Nellysford, VA 22958**

**(H) 804-798-3029**  
**(WTG) 434-361-1281**

**Email:** WTGatewood@yahoo.com

**Occupation:** Retired - Law Enforcement  
Present - Emergency Management Operations

### **Involvement in Wintergreen Affairs:**

- Wintergreen Police Department - former officer
- Wintergreen Fire Department - former firefighter
- Wintergreen Communications – former dispatcher
- 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.**

My desire to serve correlates to my almost forty years of state and local government experience. In reality, our community is just like a small city or town, and operates just like one. Though you may not realize it, Wintergreen is larger than two-thirds of the cities in Virginia in area. I have experience with the numerous components of operations from budgeting, 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 government and Wintergreen employment experience would be quite advantageous to this endeavor.

I have grown up with Wintergreen. My family first built in Wintergreen forty years ago. My wife Cindy and I both worked for the police department, and have first hand knowledge of our community's operation. We experienced the rapid and extensive development and build out of what Wintergreen is today. It is this success that I want to help preserve and protect for families who make Wintergreen their retreat and home.

I would like for our property owners to be more informed, have better access to our board and improve transparency. Technological improvements would allow for greater access and keep in line with today's standards.

I am a very active, community minded individual, who has served on many non-profit boards, 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.

## 2018 NOMINEE

**David Schwiesow**  
**RR 1 Box 596**  
**Wintergreen, VA. 22967**

**(H) 434-325-7001**  
**(W) 434-325-7001**

**Email:** schwiesow1950@gmail.com

**Occupation:** Business Lawyer (retired)

### **Involvement in Wintergreen Affairs:**

- Co-Founder and Director, Friends of Wintergreen, Inc.
- Wintergreen Performing Arts- House Manager; Host Family for Performing Artists
- Member, Mountain Homesteaders Association, Wintergreen Sporting Club and The Nature Foundation
- Host Family for the Wounded Warriors for Adaptive Skiing
- Former Director, Trillium Place Homeowners Association
- Member, Rockfish Valley Community Center

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

My wife and I purchased our first home in Wintergreen at Trillium Place in 1990. Since then we have owned property here for over 27 years, currently one property in Stoney Creek and two on the Mountain. We were fortunate to retire here nearly six years ago.

The peace and quiet that we expected to enjoy was jolted 3-1/2 years ago when Dominion proposed to put the Pipeline across from the entrance to Wintergreen on WPOA land and then up the side of Piney Mountain, also on WPOA land, to the end of Fortune's Ridge Drive. I co-founded Friends of Wintergreen, Inc., and I have been working since then to relocate the route and to obtain the best deal for Wintergreen property owners if the Pipeline is not moved. Most recently, I assisted the Sierra Club in its challenge to Dominion's attempt to build the Pipeline through a tunnel under the Blue Ridge Parkway to the entrance to Wintergreen. That is why you see hundreds of trees that have been chain sawed and left in a jumble on the ground at Wintergreen's entrance. In a major victory, the Fourth Circuit Court of Appeals overturned the National Park Service's grant of an essential permit to Dominion, stopping the construction of the Pipeline here. The attorney who I worked with sent me a congratulatory email stating that "the declaration you provided regarding your use and enjoyment of the Parkway was an important factor in this case and we appreciate all the help you provided."

The most critical issues facing the WPOA Board in obtaining the best deal from Dominion are legal issues – especially eminent domain issues, inverse condemnation lawsuits and obtaining the most effective legal representation from outside counsel. No director on the WPOA Board is a lawyer. I am especially qualified to provide the necessary legal input. I have over 42 years of experience as a high-level business lawyer - with a national law firm, the SEC and three major corporations, retiring as General Counsel of a Nasdaq-listed software company. In addition, I have been immersed in the serious safety and other issues posed by the Pipeline at Wintergreen for many months. I am the primary draftsman for the over 675 pages of 8 filings that Friends of Wintergreen has made with FERC, so I have an in depth understanding of the many issues relating to the Pipeline.

## 2018 NOMINEE

**Thomas (Tom) W. Steele**  
**(11 Black Bear Lane)**  
**RR 1 Box 795**  
**Roseland, VA. 22967**

**(H) 434-325-1092**

**Email:** twsteele@aol.com

**Occupation:** Marine Corps Officer (Retired)  
EVP, Navy Federal Credit Union (Retired)

### **Involvement in Wintergreen Affairs:**

- President and Board Member- Mountain Homesteaders Association
- President and Treasurer- Wintergreen Performing Arts

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

My wife, Millie, and I have been Wintergreen homeowners since 1997, moving here full-time in 2007. We love Wintergreen, the location, the quality of life and the many friends we've made on the mountain and in the valley. As a WPOA Director, I would feel a responsibility to preserve, protect and enrich the experience and value of living at Wintergreen as property owners.

WPOA has functioned well for decades and dealt effectively with many changes and challenges. For the future and in conjunction with past efforts, I would, as a Director, work to:

- Ensure Wintergreen remains a dynamic, attractive and well-served community within a growing, touristy Nelson County;
- Effectively negotiate our full and efficient integration with the Resort's evolving strategic plan;
- and, aggressively limit the impact to our community and property values from the ACP.

I believe my experience with Wintergreen organizations and in the military and financial services industry would be useful to WPOA. In particular I feel I could contribute in the areas of strategic planning, logistical operation, resource allocation and financial management and would look forward to an opportunity to serve on the WPOA Board.

## 2018 NOMINEE

**Marti Szczur**

**RR. 1 Box 765**

**Roseland, VA. 22967**

**(H) 434-325-7164**

**(WTG) 434-325-7164**

**(CELL) 301-530-1412**

**Email: [szczurm@gmail.com](mailto:szczurm@gmail.com)**

**Occupation: retired**

### **Involvement in Wintergreen Affairs:**

- Wintergreen Mountain Women: President (2018-2019), President (2011-2012); Board member (2010-2012 & 2016-2019)
- Chairman of Wintergreen Reflection Garden Steering Committee (2014-present)
- Friends of Wintergreen Board Member (2015-2018)
- Nature Foundation at Wintergreen (Founding member 1976-present, Board of Directors (2012-2014)
- Wintergreen Performing Arts Donor & Volunteer (2008-2018)
- Wintergreen Mountain Homesteaders Board Member & editor of The Link newsletter (2007-2011)

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

My desire to become a WPOA Director evolves from my continuing interest in being active within our community. I have enjoyed participating in many of the Wintergreen organizations over the 10+ years that my husband, Joe, and I have been residing full-time on the mountain.

Wintergreen property owners provide a mixture of unique perspectives and needs. This diversity makes for a healthy community. WPOA's role is to listen to all property owners, and assess the needs and priorities of the Wintergreen community as a whole. I believe that the natural beauty and environment of Wintergreen is a common love and attraction for everyone.

I can identify with many property owners' perspectives. When younger, we enjoyed Wintergreen as a retreat from the hectic DC area. I was once a skier, hiker, and tennis player. I board my horses at Rodes Farm Stable and spend 3-5 days in the Stoney Creek community, riding the trails that meander by the lakes and golf course.

Among the strengths I feel I can bring to the WPOA Board is an aptitude to listen, gather relevant information, analyze options and make decisions based on thoughtful assessment.

Prior to retiring, I enjoyed a 35-year career as a computer scientist and served as a Senior Executive for NASA, managing large-scale mission applications, including oversight of complex budgets and leading diverse teams.

I think my volunteer experience within our community, coupled with my professional background, will enable me to represent property owners as an effective WPOA Board member.