

**WPOA  
2019  
ANNUAL MEETING**

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**CANDIDATE BALLOT/PROXY HAS BEEN MAILED WITH A  
RETURN ENVELOPE. PLEASE BE SURE TO MAIL BEFORE NOV. 4, 2019**

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

**November 9, 2019**

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

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

CALL TO ORDER- JAMES WRIGHT, PRESIDENT

INTRODUCTION OF BOARD MEMBERS- JAMES WRIGHT

NOMINATING COMMITTEE REPORT AND CALL FOR BALLOTS- JOHN CLAMAN

TREASURER'S REPORT- LARRY LUESSEN

EXECUTIVE DIRECTOR'S REPORT- JAY ROBERTS

POLICE REPORT- CHIEF DENNIS RUSSELL

FIRE AND RESCUE REPORT- CHIEF CURTIS SHEETS

QUESTION AND ANSWER SESSION

ELECTION RESULTS

ADJOURNMENT/ BRIEF 5 MINUTE INTERMISSION

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## **WINTERGREEN COMMUNITY ORGANIZATIONS**

**November 9, 2019**

10:30 a.m. - SKYLINE PAVILION

CALL TO ORDER- MC

W.P. LLC. UPDATE- MARK FISCHER

WINTERGREEN PERFORMING ARTS

THE NATURE FOUNDATION AT WINTERGREEN

FRIENDS OF WINTERGREEN- ACP

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,

After a very wet winter and spring, the WPOA staff remained busy clearing downed trees and clearing culverts. If you have been here, you have no doubt seen a great deal of road and utility work underway throughout our community. Many roads are getting surface treatment and asphalt paving on some roads on the mountain and in the valley has been completed. The Central Virginia Electric Coop (CVEC) subsidiary, FireFly, has been installing fiber optic internet throughout Wintergreen. Additionally, CVEC has been upgrading electric service along Monocan Drive. All of this work has caused some inconvenience, and your patience has been appreciated.

Your Board has been very busy dealing with the Atlantic Coast Pipeline (ACP) issues. Construction of the pipeline at our entrance to the mountain community has been stalled by various rulings in Federal court. WPOA has joined other individuals and organizations in filing suit against the Federal Energy Regulatory Commission (FERC) challenging their issuance of the ACP permit and asking for a rehearing by FERC. Oral arguments are scheduled for October in the U.S District Court of Appeal for the District of Columbia.

The proposed budget for 2020 is enclosed for your review. You will see that there is a 1% increase in annual assessments. The board believes this modest increase will continue to allow WPOA to remain financially sound, even in the face of increases in health insurance costs, goods we purchase, services we hire, and fire and rescue operations. You will find more detailed information in the Treasurer's report.

This year you will be electing 2 new board members. The list of candidates to consider for those positions is a good one. You can view their biographies on our website ([www.wtgpoa.org](http://www.wtgpoa.org)). If you will not be attending our annual meeting on Saturday, November 9, 2019 at 9:00 am, please return the enclosed ballot with 2 candidates selected or sign the proxy to allow votes to be cast on your behalf.

James Wright  
President  
WPOA Board of Directors

## **Treasurers Report**

To date, the 2019 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 was able to asphalt Monocan Drive from Napier Lane to Rodes Valley Dr. Additional Asphalt and Surface Treatment of roads were completed within budget. Culvert work will continue in the foreseeable future and the budgets going forward have been adjusted accordingly. All 2019 culvert repair/replacements were within budget.

Looking ahead, the Board of Directors has approved the **2020 Budget**. This budget summary reflects a balanced budget based on an increase of **\$18.00 (1%)** in the Improved Property Annual Assessment rate. Other rates increase accordingly.

The **2020 Budget** provides for the following changes-summarized:

- 1) **\$111K** Increase in companywide wages - provides a 2% COL & additional Fire & Rescue Personnel
- 2) **\$18K** Increase in Insurances & payroll taxes
- 3) **\$21K** Increase in other Road Maintenance Department items
- 4) **\$124K** Decrease in Debt Service
- 5) **\$13K** Increase to Fire & Rescue Volunteer Incentives
- 6) **\$5K** Increase in Landscaping & Miscellaneous

The next major paving of asphalt on primary roads is now projected for 2020. The Road Reserve account, to meet anticipated inflation costs of \$1.5 Million, has been funded in the coming budget.

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

Thank you,

John Coy  
WPOA Treasurer

To view the complete Annual Packet, please visit our  
website at [www.wtgpoa.org](http://www.wtgpoa.org)

WPOA ANNUAL MEETING ON NOVEMBER 9,  
2019

**WINTERGREEN PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET SUMMARY 2017-2020**

<b>INCOME *BOOKED</b>	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>
	<b><u>ACTUALS</u></b>	<b><u>ACTUALS</u></b>	<b><u>BUDGET</u></b>	<b><u>PROPOSED</u></b>
Assessments *Booked not cash	6,050,153	6,176,966	6,287,376	6,330,057
WP LLC Inc. Amenity Fee 1%	301,304	276,158	250,000	250,000
OTHER- *Late Penalty, ARB, Disclosure, Int.	64,073	103,165	40,967	40,966
Landscaping Department	57,090	56,765	61,322	63,298
Cell Tower Leases	73,260	108,761	71,400	71,400
2018 Legal fees- Settlement/Tuckahoe Pav Reserve	61,128	298,219		
<b><u>TOTAL INCOME</u></b>	<b>6,607,008</b>	<b>7,020,034</b>	<b>6,711,065</b>	<b>6,755,721</b>
<b>OUTLAYS</b>				
Police Includes Capital	1,150,929	1,215,311	1,227,619	1,252,050
Fixed & DEBT Services-Facilities Repair/Replace	431,469	478,077	439,340	315,400
General & Administrative/Custodial	697,999	573,018	608,007	624,946
Architectural Review Board	83,313	97,688	70,025	71,085
ROADS includes Small Equip. & 2020 Asphalt Profile	2,319,064	2,462,108	2,275,899	2,317,357
Public Areas- Pools: Rodes Farm & Chestnut Springs	129,656	149,543	138,978	144,978
Landscaping Department	57,476	60,712	61,322	63,298
ES Bldgs. Mt. Station I & Valley Station II	36,337	40,162	52,437	52,437
Fire Dept. Operations Contribution	44,000	40,000	55,000	55,000
Fire & Rescue Personnel	1,302,730	1,402,796	1,442,359	1,518,715
Rescue Dept. Operations Contribution	40,000	40,000	50,000	50,000
<b><u>TOTAL OUTLAYS</u></b>	<b>6,292,971</b>	<b>6,559,415</b>	<b>6,420,986</b>	<b>6,465,266</b>
<b>CONTINGENCY</b>				
Capital Equipment	40,000	40,000	40,000	40,000
Gypsy Moth/Management/Trails	6,200	17,333	20,000	20,000
Legal Contingency/Management	18,810	173,815	20,000	20,000
Snow & Storm				
<b><u>RESERVES</u></b>				
Wintergreen Drive & Asphalt Roads	200,000	210,000	210,000	210,000
<b><u>TOTAL CONTINGENCY &amp; RESERVES</u></b>	<b>265,010</b>	<b>441,148</b>	<b>290,000</b>	<b>290,000</b>
<b>TOTAL OUTLAYS &amp; RESERVE FUNDING</b>	<b>6,557,981</b>	<b>7,000,563</b>	<b>6,710,986</b>	<b>6,755,266</b>
<b>NET FOR YEAR</b>	<b>49,026</b>	<b>19,471</b>	<b>79</b>	<b>455</b>

2020 ASSESSMENT INCREASE OF \$18 BASED ON IMPROVED RATE. NEW 2020 IMPROVED \$1784.00

WINTERGREEN PROPERTY OWNERS ASSOCIATION  
ARTICLE V – ANNUAL ASSESSMENTS  
**(DUE: FEB. 1, 2020 – LATE PAYMENT PENALTY – 15%)**

	<b>2020 ANNUAL ASSESSMENT</b>
IMPROVED PROPERTY	<b>\$1784.00</b>
W/ 3 <sup>RD</sup> OWNER	\$2675.00
UNIMPROVED PROPERTY	<b>\$1184.00</b>
W/ 3 <sup>RD</sup> OWNER	\$1776.00
COMMERICAL PROPERTY PER COVENANTS	\$1184.00

THIS IS AN INCREASE FOR 2020 OF:

\$18/ IMPROVED	(1-2 OWNERS)
\$12/ UNIMPROVED	(1-2 OWNERS)
\$26/ IMPROVED	(3RD OWNER)
\$18/ UNIMPROVED	(3RD OWNER)

The Wintergreen Property Owners Association has enclosed the budget for 2020 to give you ample time to review and direct questions to us for answers during the annual meeting to be held on November 9, 2019 in the Skyline Pavilion at 9:00 a.m. Please note that annual assessments will be mailed on December 1, 2019. If you have not received yours by December 10, 2019 please contact Ceason Morris, AR at 434-325-8524.

Questions regarding the budget may be submitted in writing to: Wintergreen Property Owners Association Budget, 88 Wintergreen Drive, Roseland, VA 22967, before October 23, 2019 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.

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

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.

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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 Insurance Safety Office (ISO) rating for the Fire Department is **2/9** which places the department in the 97<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” 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, building lots, stocks, and bequests. All such donations are liquidated as quickly as possible. Please remember to think about these agencies in your estate plans.

## WINTERGREEN POLICE DEPARTMENT

### How to Reach Us:

Office of the Chief:	434.325.8521
Patrol Supervisor:	434.325.8523
Dispatch Supervisor:	434.325.1106
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 WPD checks your Wintergreen home while you are away for an extended period. Sign up and let us know when you are away, we will check your house for you.

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

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

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

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

**ALL OF THE ABOVE PROGRAMS ARE OFFERED AS A SERVICE TO YOU AT NO COST. ANY NECESSARY FORMS OR APPLICATIONS MAY BE OBTAINED BY CALLING (434-325-8520) OR STOPPING BY THE GATEHOUSE.**

### Current WPOA Board Motorcycle Policy

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

## Architectural Review Board

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

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

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

## **AMENITIES AVAILABLE TO ALL PROPERTY OWNERS**

### **Chestnut Springs Pool and Pavilion and Rodes Farm Pool and Pavilion**

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

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

### **Tuckahoe Clubhouse**

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

**To reserve any of the above amenities, please visit our calendar at [www.wtgpoa.org](http://www.wtgpoa.org) to check availability before calling 434-325-8524 to request a booking.**

### **Fishing**

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

Also providing excellent fishing is the Stoney Creek Area itself where it flows within the boundaries of Wintergreen is the trout stream. The trout stream is occasionally stocked and offers lots of opportunities for catching fish up to 20 inches. The stream is limited to fly fishing only with barbless hooks and is a catch and release area. The parking area is at the end of Old Stoney Creek Rd. (VA-751) just off of Route 151. Park to the side of the gate. Your Wintergreen decal must be visible on your vehicle.

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

### **Stocked Trout Pond in Stoney Creek**

WPOA in coordination with the Wintergreen Sporting Club stocked 500 rainbow trout (ranging in size from 16-20 inches) in one of the Stoney Creek ponds in March of 2018. Please visit the Wintergreen Sporting Club for more details: [www.wtgsporingclub.org](http://www.wtgsporingclub.org)

## **WPOA MAIL OPTIONS AND ASSESSMENT PAYMENT OPTIONS**

### **Mountain Mail**

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

Mountain Mailboxes are serviced by the WPOA Staff (M-F 9-5) with mail delivery coming from the Roseland, VA 22967 post office. You must have a box rented to receive mail on the mountain. Deliveries that are guaranteed to be made by UPS or FedEx (not Post Office) need to use their 911 address and Roseland, VA 22967 as the city. (FedEx packages dropped at the Post Office for delivery are undeliverable without a rental box address).

### **Stoney Creek Boxes**

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

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

### **Vehicle Decals and Pool Passes**

As a new owner, you should have received two vehicle decals, two property owner pool passes, and one guest pool pass. Both decals and pool passes can be requested by email at [lstevens@wtgpoa.org](mailto:lstevens@wtgpoa.org) or by calling (434) 325-8533. You can also pick either of these up during regular business hours Mon-Fri 9am-5pm at the Community Offices building. These passes are PERMANENT for as long as you own property here at Wintergreen.

*Note: Owners belonging to Condominium Associations impacted by resort guest parking during ski season should contact their Association manager regarding parking passes for their guests. This will allow them parking within their condo parking lots. You should call 434-325-8029 for information on assigned Association managers.*

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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 Legal Lot Wintergreen address (fees apply).
- 3 Mail to WPOA on or before Feb. 1, 2020 to avoid a late payment penalty of 15%

# WINTER STORM

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

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

Have available:

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

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

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

**FOR MORE INFORMATION REGARDING STORM  
PREPAREDNESS VISIT: [WWW.NOAA.GOV](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: [ADMIN@WTGPOA.ORG](mailto:ADMIN@WTGPOA.ORG)**

**INFORMATION FOUND ON OUR WEBSITE INCLUDES:**

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

# 2019 NOMINEE

**Karen Asher**  
18 Bellflower Lane  
Nellysford, VA 22958

(WTG) 434-361-2625

**Email:** [K.asher1@verizon.net](mailto:K.asher1@verizon.net)

**Occupation:** Retired executive from industrial Microbiology and Marketing – Industrial Water Treatment Systems

## **Involvement in Wintergreen Affairs:**

- WPOA Board Member – 2015-2019
- Wintergreen Fire Department Volunteer since 2005, Treasurer, Auxiliary Member and Life Member.
- Resort Member since 2001
- Wintergreen Valley Association Secretary from 2014 – 2017.

## **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 built our full-time home, we first looked at alternative building sites in Nelson County to reassure ourselves of the wisdom in becoming 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 support. The infrastructure provided was truly impressive. WPOA continually provides 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 an 18-year resident I have remained focused on volunteering for groups that continue to make Wintergreen a pleasant neighborhood and that help maintain property value. In the past four years acting as the Board member responsible for coordination of the Tuckahoe Club House, we have made many improvements including the new pavilion and the creation of a dedicated card room (along with other meeting spaces) further freeing up the main room for more activities. Landscaping and outdoor lighting projects have added to the safety and convenience of the building. We continue to raise funds for more improvements with the Annual Tuckahoe Flea Market.

My original interests in becoming a WPOA Board Member centered on future opportunities and threats that could change the face of Wintergreen. As it turned out, my initial concerns about outsourcing of our services paled in comparison to the impact of the Atlantic Coast Pipeline. Regardless of the threat however, I will always advocate for responsible and reasonable resource allocation to ensure the best outcomes for all of our constituents: Mountain and Valley Residents; resort members and guests; Wintergreen Resort and WPOA members.

The experiences as a full time resident, resort member, Wintergreen Fire volunteer, and WPOA Board Member qualify me to help guide our property owner's association into the future. I encourage any owner with questions for me as a candidate to please e-mail me directly at [k.asher1@verizon.net](mailto:k.asher1@verizon.net).



# 2019 NOMINEE

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

(WTG) 434-361-1281  
(Home) 804-798-3029

**Email:** WTGatewood@yahoo.com

**Occupation:** Retired - Law Enforcement Officer – Ashland Police Dept.  
Present - Emergency Management Operations – VA Dept of Emergency Management

## **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.**

I am a very community involved individual, who has served on many non-profits as both board member and president and look forward to having the opportunity to be a part of the Wintergreen community as well. The Wintergreen experience is second to none, and the quality of life offered here needs to be preserved for future generations. Representing the people of Wintergreen is my number one priority. In fact, I am the only property owner with enough interest in our community to even attend the board meetings.

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 government 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, public works, utilities, 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 over forty years ago. My wife Cindy and I both worked for the police department and have firsthand 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 management staff, and improve transparency. Additionally, technological improvements would allow for greater access and keep in line with today's norm.

## 2019 NOMINEE

**Roberts Jones**

**(15 Ravens Roost Point)  
6119 Woodmont Road  
Alexandria, VA. 22307**

**(H) 703-329-1831  
(WTG) 434-325-7506  
(Cell) 703-405-5286**

**Email:** rtjones6119@gmail.com

**Occupation:** Retired

**Involvement in Wintergreen Affairs:**

- Active engagement in Wintergreen Music Festival
- Member Mountain Homesteaders
- Supporter of Friends of Wintergreen

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

We have had our Wintergreen home for 14 years and are deeply committed to the Wintergreen 'community'!! The quality of life in Wintergreen has been deeply enhanced by the strong engagement and leadership of WPOA. I would be pleased and honored to add my years of management experience to the continued active leadership of WPOA as it works to improve the quality of life of the Wintergreen community!

# 2019 NOMINEE

**William E. Martin, Jr.**  
29 Trails Edge  
Wintergreen, VA. 22967

(H) 434-325-7688  
(WTG) 434-325-7447  
(Cell) 201-981-5901

Email: [martinwej@hotmail.com](mailto:martinwej@hotmail.com)

**Occupation:** 3M Company/Imation, Manager of various business groups. Retired  
Blue Ridge Medical Center, President of Board of Directors, 2017-Present (Volunteer)

## **Involvement in Wintergreen Affairs:**

- Co-Founder of Annual Pig Roast Fundraiser for the Wintergreen Music
  - ❖ This is the ninth year for this WPA fundraiser that has raised over \$60,000
  - ❖ Served as Co-Chair, Chair, Chef, Sponsorship chair and on the planning committee
- Member of 3-man team that developed a marketing plan for The Nature Foundation of Wintergreen
- Served on the Golf committee for The Nature Foundation, Habitat for Humanity and Blue Ridge Medical Center
- Resort Member since 1998

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

I wish to be a Director because WPOA is invaluable to Wintergreen and the community. The governance and fiduciary experience I have had will help provide support and guidance to the board as it addresses the current and future challenges our community faces.

My wife Glenna and I moved to Wintergreen in September of 2006 but have been property owners and members since 1998.

We care deeply about this community and have been involved in various Wintergreen and community fundraisers and initiatives. In addition to my community service outlined above, Glenna served four years as the chair of the Wintergreen Performing Arts Gala.

While at 3M, I served on the following industry associations/foundations in various capacities (Vice Chair, Chair, CEO and Head of Strategic Planning):

- Gravure Association of America and the Gravure Education Foundation
- New York University Center for Graphic Communications Management and Technology Board of Directors
- NY Chapter of Boy Scouts of America "Good Scout" Award Committee
- Graphic Communications Association Board
- Spectrum and NYC Publication Production Committee

I am currently in my third year as President of the Board of Directors of BRMC as well as Chairman of their marketing and executive committee, and member of the finance, compliance, and personnel committee.

My community service with Wintergreen and BRMC has allowed me to establish good relationships with county residents and officials and have a good understanding of the needs of our community at all levels.

It is the experience gained in the leadership positions from these various associations and foundations, as well as my various management positions domestically and internationally at 3M that should serve me well as a WPOA Director.

## 2019 NOMINEE

**Jud Mason**

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(WTG) 434-361-0149

Email: [judmason47@gmail.com](mailto:judmason47@gmail.com)

**Occupation:** retired

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

Jackie and I have lived in Stoney Creek as full-time residents since 2009 and have enjoyed being a part of the Wintergreen community. As a property owner, I firmly support maintaining the high standards set forth in the covenants in order to protect the quality of life we enjoy as residents of Wintergreen.

As a member of the WPOA Board of Directors, my focus will be directed to compliance with the covenants and to the protection of our property values. I will advocate to maintain the beauty of Wintergreen and will work to ensure Wintergreen remains a wonderful home for both the part-time and full-time residents.

I appreciate this opportunity to serve the Wintergreen community.

## 2019 NOMINEE

**Judi Pfeffer**

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(WTG) 910-574-5205

Email: [littlestoneyclose@gmail.com](mailto:littlestoneyclose@gmail.com)

**Occupation:** Math and Computer Science Teacher

**Involvement in Wintergreen Affairs:**

- I am a member of the Wintergreen Valley Association and the Nature Foundation and I have contributed to the Wintergreen Music Festival

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

Having moved 17 times in the last 30 years to 8 different states and 3 different countries as an Army spouse, I am extremely happy to be finally settled in our forever home in our forever community, Stoney Creek at Wintergreen.

Each time we moved, I involved myself in the betterment of the community in as many ways as possible serving on boards ranging from Community Advisory, Outreach, Scholarship, and School Advisory boards to the board of the largest USO in the United States holding various positions from Vice-President, Treasurer, and Secretary to Parliamentarian.

I have experience organizing and chairing meetings and creating strategic solutions while adopting ethical and legal financial management policies.

I believe my experience and proven leadership skills will be of service the Wintergreen Community and the WPOA Board.