

**WPOA
2017
ANNUAL MEETING**

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

WINTERGREEN PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING OF MEMBERS

November 11, 2017

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

10:00 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 STANLEY OLAH

QUESTION AND ANSWER SESSION

ELECTION RESULTS

ADJOURNMENT/ BRIEF 5 MINUTE INTERMISSION

WINTERGREEN COMMUNITY ORGANIZATIONS

November 11, 2017

11:30 a.m. - SKYLINE PAVILION

CALL TO ORDER- MC

WINTERGREEN PERFORMING ARTS

THE NATURE FOUNDATION AT WINTERGREEN

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 Owners,

This summer has been busy for your board and staff. We hope you have noticed a number of ongoing projects that Executive Director Jay Roberts will cover during the annual meeting. Most notably, the board continues to address the Atlantic Coast Pipeline (ACP) issue. This matter will only get more attention as the Federal Energy Regulatory Commission (FERC) approval process moves forward. WPOA is working closely on a number of fronts to get the pipeline stopped or at best rerouted to minimize its effect on our community. Our primary concerns are for the lasting environmental and safety impacts the pipeline could have on Wintergreen.

We are working closely with Friends of Wintergreen and other local organizations that are opposing the pipeline and its current path. Considerable information can be found on the WPOA website www.wtgpoa.org. The board has engaged Waldo & Lyle, a Virginia law firm specializing in eminent domain matters, to represent our concerns with the appropriate parties. Waldo & Lyle has offered their services to represent individual property owners who wish to file an inverse condemnation law suit against the ACP for the taking of properties, to which Wintergreen property owners have a deeded right. For more information regarding this process, I encourage you to review the inverse condemnation information in this packet and online. Visit the Friends of Wintergreen website <http://www.friendsofwintergreen.com/lawsuit/> for additional information.

In July, WPOA property owners approved an amendment to our covenants that restricts utilities from crossing our open space that do not provide direct service to property owners. Hopefully, this sends a strong message that we are committed to protecting our open spaces and stand ready to preserve their purpose for the enjoyment of our community.

Additionally, the board continues to invest in the community's infrastructure to include road resurfacing, culvert upgrading throughout the community, and replacement of guard rails. Hopefully, these and other projects enhance the attractiveness and functioning of our community with minimal inconvenience to you.

The enclosed proposed budget represents a modest 2% increase in our annual assessment and insures that WPOA continues to be financially sound through the 2018 year. This increase is driven by cost of living, competitive wage adjustments, increased health insurance costs, culvert, and facilities requirements. The budget also continues to fund our key reserve funds for road upkeep, capital equipment, and contingency. The budget will increase annual assessments by \$34 for improved properties. More detailed information is included in the Treasurer's report.

We have had one change in board membership. Ron Turnbull resigned from the board as he and his wife are moving from Wintergreen. The board has named Joe Ely to complete Ron's term through 2018. Joe has served many roles at Wintergreen, most recently as a valued member of the search committee to select the Executive Director upon Russell Otis' retirement last year. We extend our thanks to Ron for his many years of service to WPOA and the community. We wish he and Patti the very best in life in their next adventure.

Again, thank you for your support during this important and challenging year. Join us at the Annual Meeting on November 11, 2017, if not attending, **please** return the enclosed ballot/proxy. Candidate biographies are posted on our website www.wtgpoa.org.

John Coy
President
WPOA Board of Directors

Treasurers Report

To date, the 2017 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. This work will continue in the foreseeable future and the budget has been adjusted accordingly. All 2017 culvert repair/replacements were within budget.

Looking ahead, the Board of Directors has approved the **2018 Budget**. This budget summary reflects a balanced budget based on an increase of **\$34.00 (2%)** in the Improved Property Annual Assessment rate. Other rates increase accordingly.

The **2018 Budget** provides for the following changes-summarized:

- 1) **\$31K** Increase in Wages provides a 1% COL and 1% Merit Pool, EMS Base Salary adjustments to remain competitive.
- 2) **\$16K** Increase in Insurances & payroll taxes
- 3) **\$48K** Increase in Major Culvert Replacements-Twins near Station I
- 4) **-\$11K Decrease** in other Road Maintenance Department items
- 5) **\$10K** Increase in Asphalt Road Reserve
- 6) **\$26K** Increase in Facilities repair & maintenance
- 7) **\$14K** Increase in miscellaneous expenses

We continue to be prepared to spray for Gypsy Moths, this year was again deemed not necessary. We will not have next year's decision for spraying until Spring 2018. Surveying costs continue in order to monitor the moth's progress.

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 \$1.5 Million has been funded accordingly 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 2015-2018**

INCOME *Booked	<u>2015 Actuals</u>	<u>2016 Actuals</u>	<u>2017 Budget</u>	<u>2018 Proposed</u>
Assessments Booked not cash	5,687,517	5,875,133	6,005,447	6,139,355
WP LLC to Amenity Fee Structure	292,549	302,606	250,000	250,000
OTHER-Cell Towers, Late Penalty, ARB	132,793	74,530	119,872	119,525
Landscaping Department	80,111	84,599	83,408	59,007
Equipment sale 2015	17,500	74,585		
From Reserves	110,058	155,100		
<u>TOTAL INCOME</u>	6,320,528	6,566,553	6,458,727	6,567,887
OUTLAYS				
Police Includes Capital	1,110,222	1,117,149	1,202,070	1,230,386
Fixed & DEBT Services- Facilities	446,209	406,887	395,540	426,340
General & Administrative/Custodial	600,458	712,232	592,266	594,244
Architectural Review Board	65,634	89,073	90,596	84,298
ROADS include Capital Equipment	2,341,477	2,360,645	2,244,801	2,241,935
Public Areas- Pools: Rodes Farm & Chestnut Springs	119,249	145,555	138,978	138,978
Landscaping Department	85,444	82,586	83,401	59,007
ES Bldgs. Mt. Station I & Valley Station II	40,720	39,346	52,437	52,437
Fire Dept. Operations Contribution	40,000	44,000	40,000	40,000
Fire & Rescue Personnel	1,172,481	1,241,451	1,298,550	1,370,077
Rescue Dept. Operations Contribution	40,000	40,000	40,000	40,000
<u>TOTAL OUTLAYS</u>	6,061,894	6,278,924	6,178,639	6,277,702
CONTINGENCY				
Capital Equipment	40,000	40,000	40,000	40,000
General/Gypsy Moth	5,000	20,000	20,000	20,000
Legal Contingency/Management	10,600	18,000	20,000	20,000
RESERVES				
Wintergreen Drive and Asphalt Roads	190,000	200,000	200,000	210,000
<u>TOTAL CONTINGENCY & RESERVES</u>	245,600	278,000	280,000	290,000
TOTAL OUTLAYS & RESERVE FUNDING	6,307,494	6,556,924	6,458,639	6,567,702
NET FOR YEAR	13,034	9,629	88	185

2018 ASSESSMENT INCREASE OF \$34 BASED ON IMPROVED RATE. NEW 2018 IMPROVED \$1731.00

**WPOA SUMMARY
BALANCE SHEET ***

ASSETS	2013	2014	2015	2016
<u>CURRENT ASSETS</u>				
Cash & Temporary Cash	2,462,316	2,458,958	2,761,289	2,873,062
Accounts Receivable	179,970	196,719	130,282	179,502
Prepaid Expenses	5,505	17,243	15,954	3,188
Deferred income tax benefit	20,101	11,905	5,164	5,164
TOTAL CURRENT ASSETS	2,667,892	2,684,825	2,912,689	3,060,916
<u>LAND, BUILDINGS & EQUIPMENT</u>				
Land & Improvements	4,442,040	4,483,277	4,622,059	5,209,544
Buildings & Improvements	2,523,857	3,103,246	3,593,755	3,569,112
Vehicles & Equipment	2,785,425	2,785,873	2,820,579	2,898,177
Furniture & Fixtures	44,903	44,017	46,777	46,777
(Accumulated Depreciation)	(4,597,255)	(4,900,892)	(5,064,108)	(5,336,988)
NET (Land, Buildings & Equipment)	5,198,970	5,515,521	6,019,062	6,386,622
<u>OTHER ASSETS</u>				
Accounts Receivable (Assessments)	54,108	61,832	48,702	79,207
TOTAL OTHER ASSETS	57,083	61,832	48,702	79,207
<u>TOTAL ASSETS</u>	<u>7,923,945</u>	<u>8,262,178</u>	<u>8,980,453</u>	<u>9,526,745</u>
 LIABILITIES AND FUND BALANCE				
<u>CURRENT LIABILITIES</u>				
Notes Payable within one year	186,170	160,323	165,694	203,048
Accounts Payable	37,799	0	18,022	9,172
Accrued Expenses	19,771	7,820	25,251	56,774
Assessments Received in Advance	1,493,356	1,502,207	1,575,859	1,671,625
Deferred property lease income	22,000	22,000	9,167	0
TOTAL CURRENT LIABILITIES	1,759,096	1,692,350	1,793,993	1,940,619
<u>LONG-TERM LIABILITIES</u>				
Notes Payable after one year	1,709,577	1,548,602	1,349,888	1,386,891
Due to Wintergreen Volunteer Rescue Squad			324,325	307,659
TOTAL LONG-TERM LIABILITIES	1,709,577	1,548,602	1,674,213	1,694,550
TOTAL LIABILITIES	3,468,673	3,240,952	3,468,206	3,635,169
<u>FUND BALANCE</u>				
Replacement			477,266	677,924
Operations			5,034,980	5,213,652
Total Fund Balance			5,512,246	5,891,576
<u>TOTAL LIABILITIES & FUND BALANCE</u>	<u>7,923,945</u>	<u>8,262,178</u>	<u>8,980,452</u>	<u>9,526,745</u>

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

WINTERGREEN PROPERTY OWNERS ASSOCIATION
ARTICLE V – ANNUAL ASSESSMENTS

(DUE: FEB. 1, 2018 – LATE PAYMENT PENALTY – 15%)

	2018 ANNUAL ASSESSMENT
IMPROVED PROPERTY	\$1731.00
W/ 3 RD OWNER	\$2597.00
UNIMPROVED PROPERTY	\$1149.00
W/ 3 RD OWNER	\$1723.00
COMMERICAL PROPERTY PER COVENANTS	\$1149.00

THIS IS AN INCREASE FOR 2018 OF:

\$34/ IMPROVED	(1-2 OWNERS)
\$23/ UNIMPROVED	(1-2 OWNERS)
\$51/ IMPROVED	(3RD OWNER)
\$34/ UNIMPROVED	(3RD OWNER)

The Wintergreen Property Owners Association has enclosed the budget for 2018 to give you ample time to review and direct questions to us for answers during the annual meeting to be held on November 11, 2017 in the Skyline Pavilion at 10:00 a.m. Please note that annual assessments will be mailed on December 1, 2017. If you have not received yours by December 10, 2017 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, 2017 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:

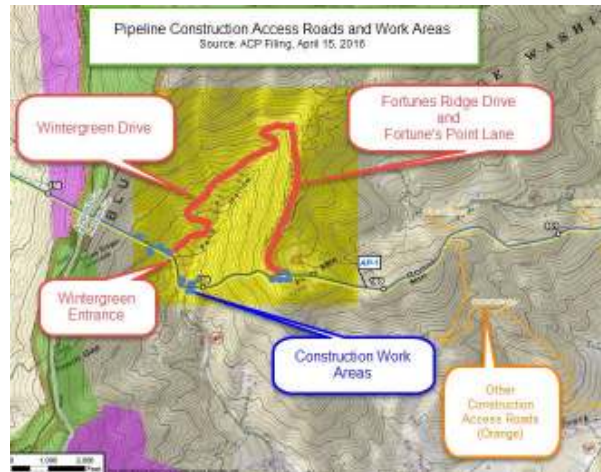
Secretary/Treasurer

Signatures on file in the WPOA Administrative Office

Background on the Atlantic Coast Pipeline and Wintergreen provided by Friends of Wintergreen

As a Wintergreen property owner, you may be entitled by law to receive “just compensation” for any decrease in your Wintergreen property value caused by Dominion’s Atlantic Coast Pipeline (ACP).

Dominion plans to take a 4+ acre easement from the Wintergreen common area near the front gate to construct a 42-inch wide natural gas pipeline. With FERC approval, Dominion can condemn the property for the ACP project.



Dominion will use more than 4 acres of Wintergreen common area and other private property rights to drill a 4,000-foot tunnel under the mountain that supports the Blue Ridge Parkway.

The drilling operation will be performed 24/7 for up to 18 months on Wintergreen common area property immediately in front of the Mountain Resort’s only entrance and exit.

Construction will require the removal of thousands of trees and will further require importing 6 million gallons of water from the James River for drilling.

From the drilling site in front of the Wintergreen gatehouse, the pipeline would continue up Piney Mountain, also Wintergreen property, cross through Fortune’s Point next to Fortune’s Ridge, then continue east to Nellysford and beyond.

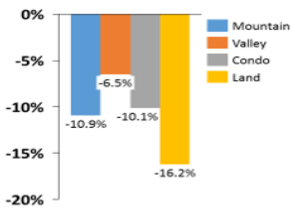
Dominion plans to utilize Wintergreen roads for access and construction purposes.

Will my property lose value?

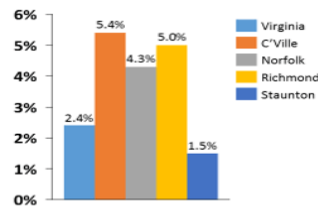
By taking Wintergreen common area owned by the Wintergreen Property Owners Association (WPOA), the ACP will take and damage each owner’s easement of use and enjoyment in those same common areas during and after construction, caused by construction and operation of a natural gas pipeline, reduction in WPOA and resort services, marketplace stigma for safety concerns and other reasons that cause a loss in property values. This issue applies to all WPOA members. Each member is entitled to “damages,” which are calculated individually as the unique decrease in value to each owner’s property rights affected by the pipeline project.

Pipeline And Wintergreen Property Values
% Change in Property Values After Pipeline Announcement

Wintergreen: -10% or more



Other VA: +5%



Comparisons: Homes at price per sq. foot; Land at price per acre.
Wintergreen sales: over 16 months: Before – 6/23– 9/14. After – 6/25 – 9/16 (Source: sales data, local realtors)
Sales from Other VA Areas: Over past twelve months (Source: Zillow, Redfin and others).

To join other Wintergreen Owners and sign up or for additional information visit:

www.friendsofwintergreen.com/lawsuit

Or contact Waldo & Lyle Attorney Brian Kunze directly:

bgk@waldoandlyle.com or (757) 622-5812
www.waldoandlyle.com

Wintergreen Property Owners Association – Messaging and Emergency Alert System

Over the last few years, WPOA has provided information to owners about the important role our Everbridge “Alert Wintergreen” notification system plays in communicating to all of you. Consider this another plea, Alert Wintergreen is a GREAT tool and WPOA needs your help in making it more effective.

Unlike a normal email based communication program, Alert Wintergreen can provide emergency and non-emergency updates directly to you across 4 platforms, totaling 17 different ways. Email, text, cell phone messages and land line messages can all be used as methods for communication at the same time. 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. The system is also smart enough to allow messages to be sent only to those property locations needing the information. Example of how sorting by location can help include; non-emergency water and power outages confined to a certain area or a fire emergency where only owners in the immediate area need to be notified. Alert Wintergreen can make contact with all 4,000 owners in approximately 10 minutes, our older email only system had zero flexibility and would require almost ½ of a work day to get an email out. The vendor we use to provide this service is “Everbridge”.

One final plus, unlike a normal email based system, **YOU** are in complete control of both how we make contact and when we make contact. Any change you make to your preferences at the Everbridge website will be effective as soon as you press send. If you want non-emergency messages to go to your email only, it will do that. If you want emergency alerts to include a text and a phone call, it can do that. You’re in control.

Because Everbridge can accomplish so much more than a regular email system, WPOA is moving towards Everbridge as the single platform for communicating/emailing owners, both emergency and non-emergency messages. **For this to work for your benefit, you must opt-in to the Alert System and keep up-to-date contact information in the WPOA database. If you have not yet received test or warning messages, then you need to contact Rhonda Proffitt at 434-325-8526 or Mike Riddle at 434-325-9271 to set up your account. WPOA is happy to help you get your account configured.**

Looking ahead, WPOA will be sending “Non-Priority” messages such as reminders about the upcoming property owners meeting, road work, and other important “email type” messages through “Alert Wintergreen”. The delivery of these messages is set up to be far less bothersome to the owners, because each of you can control the delivery methods.

To keep the system up to date and functioning properly, effective communications require message receipts to be verified. Phone and email messages require pressing a button to confirm you actually received the message. Your confirmation to our message tells the system it made contact and confirms WPOA has the correct contact information. Examples of how to confirm a message are included below.

Message by Phone

When answering the phone, the recipient will hear

“Hello. This is a non-priority message from Wintergreen Property Owners Association. After listening to this message, please follow the prompts to confirm receiving this message. Press 1 to continue. Thank you.”

After 1 is pressed, the message is relayed. OR "Hello. This is a priority message from Wintergreen Property Owners Association. Press 1 to continue." After 1 is pressed, the message is relayed. At the end of the message, the recipient will hear “Press 1 to confirm receipt, press 2 to replay the message.” 2 can be pressed as many times as necessary. When 1 is pressed, the recipient will hear “Thank you, your response has been received. Good bye.”

Message by Email

The message will be received in the email inbox. Click on the link to acknowledge receipt.

The recipient will be automatically taken to the Everbridge website. A message will appear “Thank you. Your response has been recorded in our Database for the broadcast!”

Big thanks in advance to all of you who embrace this system. Doing so helps WPOA better provide for your safety and keeps you in the loop on what is going on.

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 **2/9** 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.

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.

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.

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 or call us at 434-325-8526 to provide us with your information.

NEW: WPOA Annual Assessment Payment options

- 1) Set up WPOA as a vendor with your online banking
- 2) Now accepting credit cards on our website at www.wtgpoa.org. Please click on the link “Paylease”. There you have an option to pay by credit card, PayPal, or ACH. Please have your invoice handy
- 3 Mail to WPOA on or before Feb. 1, 2018

Nelson County Commissioner of Revenue Update

Dear Wintergreen Owners,

The Nelson County Reassessment is coming to a close. Notices should be mailed out by the end of October, please look over your notices as soon as you receive them. Any questions you may have can be answered by calling the number on the notice. There will also be dates listed for anyone who wishes to make an appointment for an appeal. If you have not received a notice by the November 6th please let me know. PCampbell@nelsoncounty.org 434-263-7070

Sincerely, Pamela Campbell, Commissioner of Revenue

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 this year and includes some 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.

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 or
WWW.FEMA.GOV**

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

2017 NOMINEE

John Coy

(59 Ash Lane)

RR. 1 Box 601

Roseland, Va. 22967

(H) 434-325-9144

(O) 434-325-9287

Email: tcncoy@msn.com

Occupation: Retired - Owner and President of The Consulting Network

Involvement in Wintergreen Affairs:

- President - High Ridge Court Condo Association
- Vice President - The Nature Foundation at Wintergreen
- WPI Appointed Member to WPOA Board of Directors
- WPI Board Member and Board Chair
- WPOA Elected Board Member and President

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

There are a number of major items pending before the Wintergreen community and the WPOA board of directors that will have to be addressed in the next several years. The first is the Atlantic Coast Pipeline (ACP), should we not be successful in getting it relocated, and the necessary negotiations with its partners regarding the impact it will have on the Wintergreen community. Second, there is a potential opportunity to develop a stream of income from the continued protection of our open space through the marketing of carbon credits. In addition, there is the continuing negotiations with Wintergreen Resort management and community service providers, allocating investments in our community infrastructure, and enhancing the overall attractiveness of the community. I would like to continue representing property owners on the WPOA board to see the successful completion of these opportunities and to help grow and increase the value of our community.

As our permanent resident, Cindy and I are committed to Wintergreen and the quality of life it provides. We are especially appreciative of so many owners, organizations, and staff who make this an ideal place to live. If reelected, I will commit my range of experience and my past service on the WPOA board to make a continued contribution to the future of WPOA and our special community.

2017 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
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 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 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.

2017 NOMINEE

Larry Luessen
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RR 1 Box 503
Roseland, VA. 22967-9201

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(WTG) 434-325-7864

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Occupation: Retired

Involvement in Wintergreen Affairs:

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

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

If elected, this will be my second four-year term as a member of the WPOA Board of Directors, having served 2013-2017. Having been associated with Wintergreen Resort since the late 1970s, and a full-time resident since 2010, I fully realize the importance of being part of and "giving back to" the Wintergreen community. I believe this can only be accomplished by being an active participant and volunteer in the organizations that make Wintergreen what it is – a vibrant, beautiful, and owner-friendly community. To this end I have tried to be as active as possible as my list of "involvements" in the Wintergreen community indicates. This involvement has given me a broad understanding of the Wintergreen community and its supporting organizations. An understanding that I believe can be used to the benefit of WPOA and the property owners it represents, especially as we move forward in our interactions with Dominion and the Atlantic Coast Pipeline (ACP) and the Resort's new owners.

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

2017 NOMINEE

David Schwiesow
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Occupation: Retired business lawyer

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 Wounded Warriors for Adaptive Skiing
- Former Director, Trillium Place Homeowners Association

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 the Valley and one on the Mountain. We had always intended to retire here, and we were fortunate to do so nearly five years ago.

The peace and quiet that we expected to enjoy was jolted 2-1/2 years ago when Dominion proposed to put the Pipeline across from the entrance to Wintergreen and then up the side of Piney Mountain 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. I believe that the most important issue that will be facing Wintergreen property owners over the next year or two will be protecting their interests with respect to the Pipeline, and I believe that I have unique qualifications to do so. I have over 42 years of experience as a high-level business lawyer-with a national law firm, the SEC and three major corporations, returning as General Counsel of a Nasdaq-listed software company. The most critical issues facing the WPOA Board in obtaining the best deal from Dominion are legal issues-especially eminent domain issues and inverse condemnation lawsuits and obtaining the most effective representation from outside counsel. No director on the WPOA Board is a lawyer. 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 a unique understanding of the many issues relating to the Pipeline.

In addition, through my 27-year association with Wintergreen, I am intimately familiar with the other issues that WPOA faces, whether they relate to providing services effectively to WPOA members, encouraging the Resort to continue to improve the Wintergreen experience or providing support for the outstanding job that Jay Roberts has done in his first year as Executive Director of WPOA.

2017 NOMINEE

James A. Wright
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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
- WPOA Board member 2016 -2017

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.

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.

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.

In the almost two years I have served on the WPOA Board, Wintergreen property owners and the board have been faced with some challenges. Obviously, the pipeline has and will continue to be a major issue to be dealt with. We recently had to replace our long-serving Executive Director, and will be faced with the retirement of other key members of the staff in the not so distant future. 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 challenges and work to keep Wintergreen the wonderful place that it is.