



MAY 2014

WPOA

WINTERGREEN PROPERTY OWNERS ASSOCIATION

Dear WPOA Members,

It finally looks like winter has departed the area and the beautiful Virginia spring is upon us. Flowers and flowering trees are making Wintergreen look bright and cheerful. Lets hope we do get more of a spring season this year. Summer will be here soon enough.

The biggest news event of the winter came with the announcement in many news outlets that The Justice Company had placed the Wintergreen Resort on the market. This news caught all of us by surprise, including the Resort Staff. WPOA asked for a meeting with the company to get the best information available on the placement and its potential impact on the Association. Accompanied by our Executive Director and board member, John Coy, we travelled to the Greenbrier for a meeting with The Justice Company Chief Financial Officer. The meeting was cordial and business-like, but resulted in little detail. The CFO assured us that Mr. Justice would not sell the Resort unless a prospective buyer “felt right” and had a good plan for the resort. As it turns out, he did not sell, but used the resort for collateral. I am sure there will be more to come in the coming months. We will do our best to stay abreast of the situation.

Winter presented the Association with many challenges as Mother Nature introduced us to a new term: Polar Vortex. The cold came early, lasted long and the temperatures dropped lower than most of us remember for this area. The Maintenance Staff arose to a significant workload as they worked many days around the clock to keep the roads open and safe. They did a remarkable job and the roads remained open all winter. The snow and cold were good for the Resort’s ski season, but for the second year, wreaked havoc with WPOA’s snow removal budget. The staff went through all the pre-purchased road treatment material and was forced to go as far as the docks at Norfolk to obtain more. All that appears to be behind us now.

There are no big projects ahead this summer to match last year’s repaving project. The staff is busy cleaning up after winter and getting pools and summer facilities ready for summer activities. Construction of the new police building is well underway in spite of all the obstacles put forth by the weather. It should be complete by the fall, providing our police with much needed operating space.

It is not too early to mark your calendars for the Annual Meeting. It will be held on November 8th at 10AM in the Skyline Pavilion. We will have 2 open board positions to fill this year and will be looking for interested parties to submit applications and resumes. A Candidates Forum will be scheduled in October to present the candidates and to give everyone an opportunity to meet these members and ask questions. Information will be provided later in the year about the election process.

With winter firmly in the rear-view mirror, I wish everyone the best for a pleasant spring and summer.

John Harrington
President, WPOA Board of Directors

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Nomination for the WPOA Board of Directors

The WPOA membership will be electing two (2) members to the WPOA Board of Directors this fall at the annual meeting. Those elected will serve a four (4) year term beginning in November 2014.

Being a member of the WPOA Board means that you will take part in guiding the affairs of the Association by providing policy, guidance and direction to the Executive Director and staff. Elected members will be expected to attend at least six (6) regularly scheduled meetings annually and to participate as a member of at least one (1) of the several WPOA committees.

This is the time for active community minded people to take the opportunity to participate and become involved in the governing of Wintergreen.

Property owners in particular who have been active in the Mountain Homesteaders, the Wintergreen Valley Association or a condominium regime are encouraged to complete the attached application.

We emphasize that all property owners who are community minded and are inclined by desire and / or background to be of service to their fellow association members should seriously consider becoming a candidate for election to the Board. Please complete the attached nomination application and return it to the Nominating Committee Chairman, C/O WPOA, 88 Wintergreen Drive, Roseland, Va. 22967.

Applications must be received no later than August 15 2014.

Application Wintergreen Property Owners Association Director's Position on the WPOA Board
Name: _____
Address: _____
City: _____
State: _____ Zip: _____
Home Telephone: _____
Wintergreen Telephone: _____
Office Telephone: _____
Email Address: _____
Occupation: _____
Please list current or previous involvement in Wintergreen Affairs, if any. _____ _____ _____ _____
Explain why you wish to be a WPOA Director and what you feel you could contribute to the organizations operation on a separate page. Please limit your remarks to 250 words or less which will be included in the Annual Mailing Packet.
Thank you for your interest! You will be hearing from us shortly.

Pool Season has finally arrived!!!

We would like to remind you that the Chestnut Springs and the Rodes Farm pool's will be opening on Memorial Weekend Saturday 24 May, 2014 at 10:00 am and are available to all property owners and their guests with the proper identification.

All owners can obtain their permanent pool passes through our office Monday through Friday by contacting Rhonda Proffitt at 434-325-8526 from 9:00 am. to 5:00 pm. If you have already obtained your WPOA customized passes, these passes are good for as long as you are a property owner at Wintergreen and there is no need to renew them. If your passes become lost, there will be a \$5.00 charge for a replacement.



We have several BBQ grills and picnic tables around the Pavilion at Chestnut Springs and Rodes Farm. We have also purchased a gas grill for both facilities. There is a \$5.00 fee for the propane tanks. The lifeguards will have the propane tanks upon request.

If you are looking for all day entertainment Rodes Farm is the facility for your family. We not only have a covered pavilion, we also have a kiddie pool, adult swimming pool, two horseshoe pits and a tennis court. There is also a fishing pond with a deck (catch and release) for your enjoyment.

The Chestnut Springs/Rodes Farm pavilions can be reserved for private functions. To reserve either pavilion, you can contact Ceason Morris at 434-325-8524 Monday through Friday from 9:00 am. to 5:00 pm.

Location of both pools:

The Chestnut Springs Pool and Pavilion/Playground: **94 Timber Camp Drive (MT)**

Rodes Farm Pool, Pavilion and Tennis Court: **1070 Rodes Farm Drive (VALLEY)**

Opened from:

Memorial Day through Labor Day

Pool Hours:

Opened from 10 am to 6pm daily

Closed Thursday from 6 pm to Friday 10 am for maintenance

Attention

Lake Monocan is owned by Wintergreen Partners Inc. For information please contact the Partners office at 434-325-8270 or the Lake's main office at 434-325-8181

Are you 16 or older and looking for a great summer job? Lifeguarding puts you in an exciting position, working as part of a team to help people safely enjoy the water.

Wintergreen Property Owners Association is seeking people for lifeguarding positions. (Property Owners and their Dependents are encouraged to apply.)

Certification required. You may obtain your certification through your local pool or YMCA.

If you are interested, please contact us for further information.



Teamwork saves the day!

Our Wintergreen Rescue, Fire, and Police departments all have state-of-the-art equipment thanks to the support of the property owners. That said, fire trucks don't put out fires, people do. The typical number of firefighters on duty per station is 2. During business hours when administrative employees are in, the number is higher. During the middle of the night there may only be one.

To overcome challenges the entire WPOA staff has always come together. This is especially noticeable during heavy snows, high wind events, car crashes, and of course, fires.

In early May during a terrible storm, a home on Raven's Roost Lane was hit by lightning resulting in heavy fire on the rear deck which quickly involved a large hot tub. The family was home when this occurred, in fact they were just on the other side of a large window overlooking the deck.



The Wintergreen Police Department had a unit in the area. Officer Clayton Wade arrived shortly after the blaze began, minutes ahead of the fire department. Clayton used the home owner's garden hose to keep the fire away from the house as best he could. Once the fire engine arrived its crew worked to establish a water supply from the hydrant. Officer Wade now joined by Officer Russell grabbed the attack line from the engine and started dragging the hose through the forest to the back of the house. As soon as the hose stretched tight the engineer sent them water, and the rest is history. This was a great fire for this type of teamwork because everything could be done from a safe distance and no protective breathing apparatus was required. Even when the fire is inside a structure and the firefighters do need to be "on air" there's always a landscaper or road maintenance employee who has stopped everything they're doing to come help carry ladders and drag hose.

In closing, the purpose of this article is two-fold. Most importantly I want to thank the Police Officers for their very valuable assistance on this and every call. Secondly I want to point out to the property owners the type of synergy WPOA recognizes from their staff. When you consider that we (WPOA) must be ready to respond to police, fire, rescue, snow, and road blockage emergencies 24/7/365 it's pretty amazing that the employee group for WPOA is as small as it is. Small but mighty!!! And maybe just a bit proud!

Fire Department Achieves Major Milestone

Months ago the Wintergreen Fire Department announced the Insurance Safety Office (ISO) was auditing us. ISO is a private risk assessment company that establishes strict quality benchmarks and metrics from which your insurance company bases their premium. Our department had not been audited for 10 years. ISO scores range from 10 to 1, with 1 being the best. There are currently no Class 1 departments in Virginia. Going into the audit, our score was a 4. According to the ISO website, if we were to slip backwards just one point, it would cost the average homeowner 5% of their insurance premium. If we were able to improve a point, it would save 2%. 2% isn't a huge number, but it still represents roughly \$55,000 in saved premium for our owners.

When the audit began late last year, we vowed to keep the results transparent by posting the results on our website. We are ecstatic about our new score of ISO Class 3. Of the 776 departments scored in Virginia, only 19 have a score of 3 or higher. One example of another Class 3 department is Fairfax County. We're currently ranked among the top 3% of all Virginia Departments.

It will take approximately one year for all insurance companies to "discover" our new rating. If you would to help jump-start the process you may email our rating letter to your agent. You may find the letter on our website, wtgfireresq.org..

Could we ever achieve Class 2? Who knows, we never expected to be able to claim Class 3. If we ever do achieve Class 2 status, the premium savings for each owner would average 8%.

None of this would be possible without your support. We sincerely thank all owners who continue to support us.



BEAR SMART UPDATE

It's time for the bears to reappear after their winter's sleep here in the forests surrounding Wintergreen. We who are the human neighbors have tasks to do to prepare for their reappearance.

PLEASE REMEMBER, TOGETHER WE CAN PREVENT BEAR PROBLEMS:

- Take all bird feeders, suet feeders, and humming bird feeders down and keep them down until December 1
- Do NOT leave any garbage or trash in construction dumpsters
- Leave garbage in WPOA dumpsters or in bear-proof containers only
- Do NOT leave food in automobiles
- Keep automobiles, 1st floor windows and doors of homes locked
- Pick up pet food
- Clean the outdoor grills often
- Never intentionally feed a bear

It is very important that we follow the guidelines above to keep our bears wild. For general information, bear management and additional bear information, visit www.dgif.virginia.gov/wildlife/bear. Please report any bear entries, damage, or sightings in your area or property to the Wintergreen Police Department dispatcher 434-361-1106, they will send an officer to investigate and do a report if necessary.



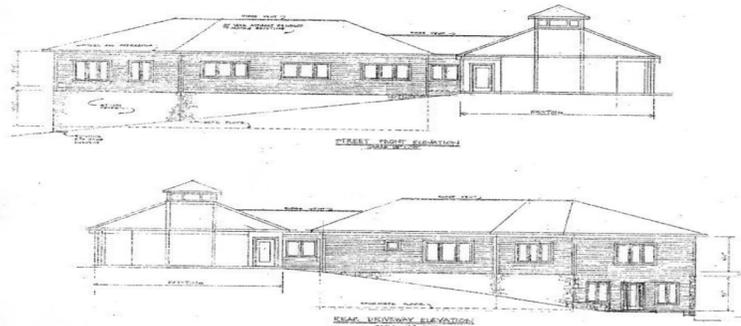
For information and links visit:
www.dgif.virginia.gov/wildlife/bear

Police Gatehouse Expansion- Chief Stan Olah

By the time you are reading this article, construction on the addition to the gatehouse should be well underway as the contract was signed on the 11th of December. The expansion of approximately 3300 square feet in additional space will provide secure centralized offices and needed work space for both patrol officers and investigations. The ability to interview and process suspects in a secure location has long been needed due to safety concerns. Future possibilities include the addition of a "live-scan computer system" and a video magistrate system allowing officers to save valuable time in the transportation and processing of suspects.

Many department assets that are presently stored and maintained in 4 different locations within the community may now be centralized. The found-property and evidence rooms will also be moved to a more highly secure area for safekeeping and storage. A weapons room will allow maximum secure storage along with a safe area for repairs and maintenance of all weapons.

The conference room will be used for staff meetings and also provide use as an in-house training room. In-house training is presently conducted for officers in policy and procedure updates and ac-accreditation standards, CPR, radar, and, tasers. This space will also accommodate the department's new firearms training simulator affording officers the ability to maintain and increase their shooting abilities and sharpen decision-making skills without the need to fire live rounds at expensive firing ranges. Though crime within the community has remained relatively low and without major tragedies we want to be prepared at the highest professional level possible. Should there be a major incident at Wintergreen or in the nearby surrounding area, this room will also provide needed spaced for a critical incident command center with meeting space, radio and telecommunications, kitchen and bath facilities, computers, and internet.



This building design is the end result of many years of planning based on priorities and re-drawings based on available funds and real estate space. This building is one we are proud to present which will truly place us in the 21st century.

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New Police Building under Construction

I am sure that everyone who has driven by the gatehouse recently has observed the trees in the circle missing, the obvious digging with mounds of dirt piled high, and all the construction equipment on hand. Yes, the expansion of the gatehouse facility is slowly becoming a reality. The bitter cold and abundant snow fall has made it a difficult and slow process to get started, but with spring just around the corner construction should soon progress at a rapid pace. Completion of the building is scheduled to occur in late August or early September.



This new building will provide approximately 3300 square feet of office space and will consolidate many aspects of the department in one convenient place. It will provide much needed space for patrol officers and provide proper interview rooms for investigations and a very secure evidence room. Also included will be a conference room large enough to operate an advanced simulator training system for weapons, and in-house and internet-based training in various areas of law enforcement.

Also provided are kitchen and shower facilities for officers to use when it is necessary for them to stay overnight due to inclement weather. These facilities will also be of service should a major event occur requiring a command post be operated on a 24 hour basis.

Tuckahoe Clubhouse Event

On Saturday May 31st the Tuckahoe Clubhouse Theater will present a Community Fun Night from 7 pm to 9 pm....or later! The program includes The Charlottesville Flutes, the Not Ready for Prime Time Players and the Ladies and the Tramps. (You will recognize many of the cast as your friends and neighbors so please come and support them.)

Wine and beer will be available at very nominal prices. Cost is \$10 per person and all proceeds will go to the Tuckahoe Clubhouse fund. You can reserve your seats by sending a check payable to WPOA to Pat Siragusa at 947 Black Walnut Drive, Nellysford 22958 or pay at the door. This will be a very enjoyable evening so reserve early as seating is limited.

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WINTERGREEN SPORTING CLUB NEWS

In June 2013 several residents of Wintergreen proposed and formed a Wintergreen Sporting Club (WSC). The purpose of the WSC was to:

- (1)bring together people with common sporting interests
- (2) offer informational and educational opportunities
- (3) introduce members to new sporting activities, and
- (4)plan and participate in events and trips

To this end four areas of interest have been identified and interest groups formed. These areas-of-interest groups are :

- (1)Fishing (including Fly Fishing and Spin Casting)
- (2)Boating (including Kayaking and Canoeing)
- (3)Shooting [including Shotgun (Clay and Skeet), Cowboy Action Shooting (CAS), and
- (4)Archery.

The Club's semi-annual Business and Social Meeting is held on the 1st Saturday in May and 1st Saturday in November. For more information and an update on the many programs and outings planned for 2014 please visit the WSC web site at www.wtgSPORTINGclub.com.



The Nature Foundation at Wintergreen is offering an exciting new benefit to members – no charge to members for our new specifically themed Saturday morning hikes – Mornings in the Mountains.

If you have not taken advantage of our hikes, then you are missing a great opportunity not only to get out on the trails here at Wintergreen (30 plus miles of them) but also to learn about the history, geology, unique ecosystems and so much more!

Do you know how these mountains were formed? Are you aware that Native Americans lived here? Did you know there are 1000 year old ferns here? Do bears really hibernate during the winters? How did Hurricane Camille and the blight of the American chestnut tree affect the land?

There is just so much to learn and know and explore here in our Wintergreen community and we want to help. Therefore each Saturday morning hike will have a specific theme. One recent hike focused on the history of the Blue Ridge Parkway. Watch your weekly e-mails from the Foundation or visit our Facebook page for upcoming dates and topics and plan to join one of our volunteer naturalists for a hike. Not a member? Please join today to support the Foundation's mission by visiting us at www.twnf.org. It's a bargain!

UPCOMING EVENTS

Mornings in the Mountains

May 24, 31; June 7, 14, 21, 28 at 10am

Topic to be announced. Join a Foundation Naturalist for an interpretive hike. Explore Wintergreen's natural environment. FREE/Member, \$6/Non-Member.

Picture-Me-There Trail Challenge

May 31 at 10am

A combination trail race, scavenger hunt, and photo contest, the Picture-Me-There Trail Challenge tests your endurance, knowledge of nature, and problem solving skills. At each checkpoint, to prove you've reached it, you'll photograph your team; so be sure to bring a digital camera or smart-phone. Teams of 2-4 required. Register in advance by Friday, May 30. Three divisions - (1) Family - Adult Guardians + Youth 12 and under, (2) Teen and Twenty-Something's, (3) Adult. Prizes awarded to the top two teams in each division. The trail challenge is rated moderate. Dress appropriately for outdoor activity. \$40/Team.

Conquer the Course

June 7 at 2pm

Think you're up for it?! Test your brainpower and teamwork skills as you work together with other kids just like yourself to complete The Nature Foundation's first-ever challenge course! You'll love these group games and problem solving activities. Ages 6+. Minimum of six participants needed for the event. Dress appropriately for outdoor activity. Bring plenty of water. \$5/Member, \$8/Non-Member.

HELP! VOLUNTEERS NEEDED

We need you! Are you looking for something fun and interesting to do in your free time? Do you enjoy learning and laughing in an easy-going environment? Come hang out at The Nature Foundation. We desperately need volunteers to man The Shoppe at Trillium House. Our Shoppe carries a bit of everything: Burt's Bees and Life is Good products, hand painted gifts, field guides, gardening and landscaping books, and much more.

Please contact Liz at 434-325-8169 or specialevents@twnf.org.

Try it, you'll like it!

Larry Alan Smith, Artistic and Executive Director of Wintergreen Performing Arts

Where were you in 1971? Do you remember this rather famous 30-second commercial??

Man: I came to this little place, the waiter says,

Man imitating waiter: "Try this, you'll like it."

Man: "What's this?"

Man imitating waiter: "Try it, you'll like it."

Man: "But what is it?"

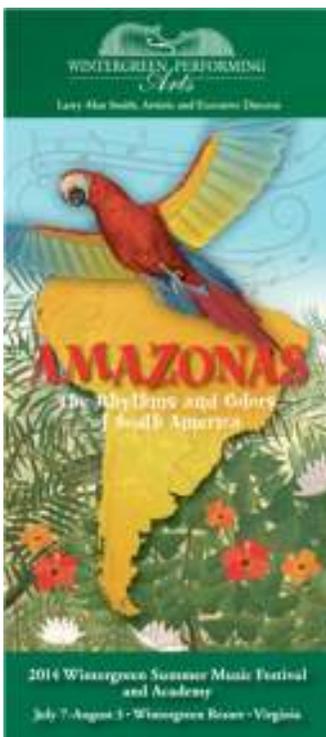
Man imitating waiter: "Try it, you'll like it."

Man: So I tried it . . . thought I was going to die. Took two Alka-Seltzers.

Voice Over: For headache and acid indigestion, no aspirin or antacid alone relieves you in as many ways as Alka-Seltzer. For headache and acid indigestion. SEE TV SEPP

Man: Alka-Seltzer works. [imitates waiter] "Try it, you'll like it."

And what does this have to do with Wintergreen Performing Arts and the 2014 Wintergreen Summer Music Festival???



Well . . . since my arrival back on April 1, 2006, I have been standing on Wintergreen Mountain and loudly proclaiming to people near and far that "there is something for everyone" at the Wintergreen Summer Music Festival (WSMF). With more than 200 events each summer, I continue to believe that even the most resistant souls will be impressed by our broad array of programming if they just give us a chance!

Fortunately, my non-stop roaring has been noticed over the years, and we have attracted many new people to the Festival. However, there are still Wintergreen property owners who have not attended a WSMF performance or event. I have used bribery (offering free tickets), threats (ever so gently and always with a smile!), reason (noting our impact on Wintergreen property values and the Central Virginia economy) and humor . . . always humor. Still . . . some people have not yet seen the light.

The good news is that there is hope! They can attend the WSMF this summer between July 7th and August 3rd, and they can sample our 2014 theme: **AMAZONAS – The Rhythms and Colors of South America.**

Try it, you'll like it! (*and you won't need any Alka-Seltzer!*)

Nelson County Service Authority FAQ's

1. **What is the Nelson County Service Authority (NCSA)**
Nelson County Service Authority is a quasi-governmental arm of the Commonwealth of Virginia whose primary purpose is the provision of water and sewer services within Nelson County and in a limited portion of Augusta County (at Wintergreen).
2. **How is it structured?**
The governing Board of Directors is made up of an appointed representative from each of the Magisterial Districts in Nelson County (Wintergreen is in the Central District).
3. **How are rates established for services?**
The NCSA Board of Directors adopts a budget annually. A rate structure is established to cover the costs of all operating expenses, debt service and legally required reserves.
4. **Why do rates seem high in relation to other parts of the Commonwealth?**
Very few if any utility systems deal with issues related to elevation changes that exist at Wintergreen. The required system of pumps and pumping stations for both water and sewer services are extensive, complex and expensive to operate.
5. **What is the relationship between Wintergreen Property Owners Association Inc. (WPOA) and Nelson County Service Authority (NCSA)?**
Beyond being a water and sewer customer, WPOA has no formal relationship with NCSA.
6. **Who represents Wintergreen customers on the Board of Directors of NCSA?**
Russell Otis is the Nelson County Board of Supervisors appointee to the Central District seat on the NCSA Board. The Wintergreen service district lies within the Central District.
7. **What is the Wintergreen Valley Utility Company?**
The Wintergreen Valley Utility Company is a privately owned water and sewer company which provides said services to portions of the Stoney Creek Community as well as portions of Nellysford. They use a system of wells to provide potable water. Nelson County Service Authority on the other hand purchases raw water from Wintergreen Partners Inc. (WPI) which has been drawn from Lake Monocan. The two systems are in no way connected.
8. **What has NCSA done for us lately?**
The following lists the capital improvements by the Nelson County Service Authority over the past 2 ½ years at Wintergreen.
 - a. **Wintergreen Water Treatment Plant upgrade project (AP6 membranes installed with building expansion), this project also included the replacement of the 12" water line from the Wintergreen Water Treatment Plant to Knob Hill, installation of a 6" bypass in the Wintergreen Drive Tank valve shed; 16 PRV stations refurbished for \$2,450,000. (Refurbishing of the original conventional precipitator and filter still needs to be performed).**
 - b. **Joint project with WPI/NCSA to build a 5 Million Gallon Raw Water Tank and pumping station. NCSA responsibility \$2,600,000.**
 - c. **Preliminary Engineering Report and Environmental Study completed for Rodes Farm Reservoir project \$28,000.**
 - d. **The painting of the Wintergreen Drive tank was completed.**
 - e. **Repaving of Waterworks Lane after project completed.**
 - f. **New roof on NCSA's Wintergreen maintenance Shop.**

**Questions regarding the above or any NCSA matter contact
George Miller, Executive Director NCSA 434-263-5341**

**Wintergreen Property Owners Association
88 Wintergreen Drive
Roseland, Va. 22967**

**Phone: 434-325-8530 Fax: 434-325-1464
E-mail: wpoa@aol.com**

How to get a Wintergreen WVA AND MHA Member Directory.....

**You must be a member of the WVA and MHA to receive a phone directory.
Please see the information listed below if you wish to become a member of one of these associations.**

**Wintergreen Valley Association and
Mountain Homesteaders Association Membership**

Wintergreen Valley Association:

**P.O. Box 173
Nellysford, Va. 22958**

**Pete Gatje- Treasurer
pjgatje@aol.com**

Mountain Homesteaders Association:

**RR 1 Box 508
Roseland, Va. 22967**

**<http://wintergreenmha.org>
Camille Kurtz- Treasurer
ckurtz@erols.com**

PLEASE DON'T FORGET TO LIKE US ON FACEBOOK AT WINTERGREEN PROPERTY OWNERS ASSOCIATION



**We're on the web!!
www.wtgpoa.org**