



Property Owners of Shenandoah Farms, Inc. 6401 Howellsville Rd. Front Royal, Virginia 22630

Phone and Fax (540) 837-2068 website: <http://posf.org> E-mail posf@shentel.net

Office Hours: Mon. 12-5, Tue. 10-4, Wed. 12-7, Thur. 10-4, Sat. 10-2

CLARKE-WARREN SUB-STATION

In September the Property Owners of Shenandoah Farms, Inc. community center became the new home for a "Sub-Station". What is a "Sub-Station"? Clarke County and Warren County Sherriffs have full access to the facilities twenty-four hours a day, seven days a week. We like to call it "24 hour access, random presence". Never is a Sherriff stationed here. They have the ability to come and go as their schedule allows. Generally an officer stops in at least three times a day, if not more. During "Hurricane Isabel" there were officer's here on twelve hour, rotating shifts from 8:00 a.m. to 8:00 p.m. They have their own work station and are required to sign in and out. We feel that the presence of an officer near by has improved Shenandoah Farms a great deal. We hope that trespassers (non landowners) will be discouraged from utilizing our common properties this coming summer. Please feel free to stop in and say "Hello" if you see a Sheriff's car out front.

BUILDING BOOM

Welcome new property owners in Shenandoah Farms! In the year 2003, Shenandoah Farms experienced a growth spurt. There were more than 65 new housing starts. New development of houses increased more than 300% within the last three years. We strongly feel that the development of Shenandoah Farms has only just begun. Nestled on the East Side of the Shenandoah River and stretching over the mountains to Linden, VA, our community is the largest subdivision geographically in the entire state of Virginia. It has over 70 miles of roads, accessing 5,500 lots which average one-half acre in size. Shenandoah Farms has an eclectic mix of people with over 1,900 property owners. This variety is what makes us interesting and fun. The POSF Board of Directors and other landowners want to welcome each and every one of you. Please join us for the community meetings and events shown on the calendar on the back page. The Directors meet at the Community Center at 10:00 a.m. the second Saturday of every month. Your input, ideas and participation are appreciated.

NEW FACES

With a new year, came new faces at the P.O.S.F., Inc. We would like to welcome the following people to the "Board of Directors". Pat Pierce, Lisa Blansett, Cheryl Spencer, Larry Cox, and Steve Burroughs. We would also like to congratulate Ralph Rinaldi. He was elected as Vice Chairman. We would like to welcome the following contractors as well; Dawn Reynolds (Office Manager), Barry Kingery (Snow Removal), Kenneth Reynolds (General Contractor).

WINTER PREPERATION



With winter weather fast approaching it is time to make a few preparations. Residents of Shenandoah Farms especially in the higher elevations, are often victims of ice storms that last for days and sometimes weeks. Shenandoah Farms policy for snow removal is a minimum of 4 inches. Abrasives on icy roads will be applied after precipitation has ceased.

If you have an emergency, dial **911**. To inform POSF about road conditions, you may call the office at 540-837-2068. A recorder will be on. The messages will be checked daily.

To help facilitate snowplowing remember to park all vehicles out of the road. POSF will have vehicles, which are in the right of way towed at the owners expense.

Persons who live in these areas should have a 3 to 7 day supply of basic necessities on hand. These can include:

POSF BOARD OF DIRECTORS

Donald Hoover-Chairman/Riverview
Ralph Rinaldi-Vice Chairman/At Large
Cheryl Spencer-Treasurer /Ridge
Cathy Longo-Secretary/At Large
Brian Crammer-Roads/At Large
Patrick Skelley-At Large
Terry Weaver-Riverview
Elsie Kirk-Ridge
Lisa Blansett-Mt. Lake
Christy Galvin-Mt. Lake
Pat Pierce- Ridge
Steve Burroughs- Mt. View
Larry Cox- Mt. View

CONTRACTORS

Joe Longo- Property Manager
Dawn Reynolds- Office Manager

- ❖ foods which do not require cooking
- ❖ food basics -powdered or canned milk, juice, soup, sugar, salt, pepper, peanut butter, crackers or bread, granola bars, canned meat, instant coffee, tea, and cereals, cookies, candy, etc.
- ❖ water – one gallon per person per day
- ❖ pet food
- ❖ baby diapers
- ❖ first aid kit, prescription medicines, vitamins
- ❖ hurricane lamps with extra lamp oil
- ❖ alternate heat source with extra fuel and matches
- ❖ full tank of gas in your car
- ❖ good tires or chains on your car
- ❖ flashlight for each member of the family with extra batteries
- ❖ fire extinguisher and battery operated smoke detector
- ❖ books and games
- ❖ have an alternate route available if you must travel

For more information about emergency preparations, the American Red Cross has an excellent web site at www.redcross.org –click on local Red Cross.

OFFICE HOURS



Dawn Reynolds, Office Manager has made herself available to assist property owners both on the weekend and in the evening. The new office hours are Monday 12-5, Tuesday 10-4, Wednesday 12-7, Thursday 10-4 and Saturday 10-2. If you would like to make an appointment for a time other than the hours listed above, please call (540) 837-2068 and schedule an appointment.

ROAD SIGN VANDALISM

Road sign vandalism is becoming a serious problem in Shenandoah Farms. In some cases, the same signs have been torn down repeatedly. Warren County has replaced 155 signs in 1998, most of them due to vandalism. We all pay the costs of repairing and replacing these signs through our county taxes. Road sign vandalism might seem like a minor offense, but it can have a serious consequence. Road signs help to guide emergency vehicles. It is easy to get lost in Shenandoah Farms; a road sign can make the difference between life and death for someone who needs an ambulance. Those who might be inclined to vandalize a road sign should be mindful of this possible consequence.

CULVERTS & DITCHES

As road conditions improve, it becomes more evident that some of the road problems stem from lack of culverts, clogged or improperly installed culverts, or ditches that are not maintained. Letters to property owners who have problem culverts or ditches will be sent out as it comes to the Board's attention. Please maintain your ditches and culverts. For further information, call the office.

CLARKE COUNTY PROPERTY OWNERS

In the past, and currently there are issues pertaining to road maintenance in the portion of Shenandoah Farms located in Clarke County. Sanitary District fees are for Warren County only. The only fees collected for Clarke County are deeded lot fees, which amounts to approximately \$1,000 annually. Unfortunately, this is the same situation that Warren County was in until 1997. No money to maintain and repair roads and no way to collect money for these purposes. We are very concerned about the current conditions of Clarke County roads. While there are only a small number of lot owners in Clarke County that pay \$15-\$25 a year,

You **must** register your vehicle with the office if you want to use the common areas, such as the lakes, play ground, or river access. The forms and auto decals will be available at the office. Please call or stop by during business hours or a Saturday meeting.

VEHICLE REGISTRATION FORM

Please send me auto decals for the following vehicles.

Name and address _____ I am a renter. _____ I am a property owner in the Farms. _____

Year	Make	Model	Color	Tag Number
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

POSF MEMBERSHIP renewal is not automatic. The membership fee has been waived, but all covenanted maintenance fees must be paid in full to be a member in good standing.

2004-2005 POSF MEMBERSHIP REGISTRATION

I(We) are the current owner(s) of lot(s) _____ in _____ district, _____ section,
Name _____ Signature _____
Name _____ Signature _____
Address _____
Phone _____ Email: _____

Yes, I would like to become a member of POSF, Inc. Membership must be renewed annually.
____ I have paid the required deed fees through 1996 for Warren County lots and 2003 for Clarke County.

WHY BOTHER TO GIVE UP A SATURDAY MORNING TO COME TO PROPERTY OWNERS MEETINGS?

Until a year or so ago, I never did, despite living here 20 years. My lack of involvement had been about the fact that most of the work of the board was about road maintenance and repairs. Since I live on a state maintained road, I felt that I was getting no benefit from the property owner/sanitary district fees, although I was glad to help my friends and neighbors. THEN, like everyone else, I got the postcard in the mail regarding the public hearing about the increase in our Sanitary District Fees. My patience had run out regarding paying for services that only benefit other people. I realized at that hearing, however, that I needed to attend some property owners meetings if I were ever to have a say in anything.

During the past year or so, I've learned a great deal about the P.O.S.F. and the board:

- (1) I've come to trust this board to genuinely try to help anyone who brings a concern to them, especially if this is done with respect. Despite being stretched extremely thin--all but a couple of staff persons are volunteers--property owners are almost always given a commitment that their concerns are being heard and that action will be taken that is within the board/staff's ability.

The current board has also demonstrated an open-mindedness to change and to a diversity of opinions. I especially like the fact that general concerns of property owners at large are now at the top of the agenda of each meeting so that people can leave after discussing their issues if they so choose. I always know that I will get something out of being there no matter how long I can stay.

- (2) Road conditions are a huge ongoing problem for more reasons than I used to realize.

Structural and financial problems inherited from the early years of Shenandoah Farms continue to result in the current untenable situation regarding the roads. We have the second largest subdivision in the state of Virginia but without the budget to take care of its roads and common properties sufficiently. I've been pleased, however, to see the improvements P.O.S.F. has been able to make with respect to the roads and the lakes.

Given my increased understanding of the background of Shenandoah Farms and my respect for the sincerity and integrity of the people who are trying to keep this community viable and improve it, I feel optimistic when attending the P.O.S.F. meetings whenever I can get to them. I have learned that, while there are no quick and easy solutions to the road problems and other issues, they are a lot more manageable when more people are involved in the process.

If you can't get to a Saturday morning meeting--the second Saturday of every month at 10:00 a.m., I encourage you to call or visit the P.O.S.F. office (837-2068) or visit it's website ([www. P.O.S.F.org](http://www.P.O.S.F.org)) to find out more about P.O.S.F. and to get answers to Frequently Asked Questions (e.g. what do I get for my Sanitary District Fees, when will my road get done, etc.)

Carol Olson

RULES AND REGULATIONS

1. The recommended safe speed for Shenandoah Farms roads is 20 mph. Shenandoah Farms roads are dedicated as “highways” for law enforcement purposes. Therefore, they are subject to all Virginia traffic laws. The use of ATVs is prohibited. See Warren County Code 172-2-B.
2. Warren County Code 66-32-D requires all dogs to be on a leash.
3. Release of raw or untreated sewage is a violation of Health Department and Department of Environmental Quality ordinances.
4. No dumping is allowed in Shenandoah Farms. All trash removal is the responsibility of the landowner or resident. Warren County provides a dumpster at the intersection of Howellsville Rd. and Blue Mountain Rd.
5. Warren County Code 123-2 prohibits loud or disturbing noises. Virginia Code 18.2-416 prohibits violent or abusive language tending to create a disturbance of the peace, etc.
6. Warren County Code 110-1-C prohibits hunting in Shenandoah Farms. Most Shenandoah Farms covenants prohibit the discharge of firearms except in self-defense.
7. Virginia law forbids destruction or damage to any common property or recreation facility, including the cutting of timber, without written permission from POSF.

The following rules apply to the common properties and recreational facilities as defined in the POSF’s by-laws:

1. Common properties and recreational facilities hours are one-half hour before sunrise and one-half hour after sunset. The exception is for rental of the recreational center. Any one in non-compliance can be charged with trespassing.
2. Guests to the Shenandoah Farms common properties and recreational facilities must be accompanied by a landowner or resident at all times. Renters must get written permission from their landowner to use the common properties and recreational facilities. A copy must be on file at the POSF office. A pass will be issued to the renter for duration of their lease.
3. Virginia law prohibits overnight camping on the common properties and recreational facilities.
4. All common properties and recreational facilities must be left clean for the next user. No glass containers allowed.
5. Swimming and boating at the Shenandoah Farms lakes is at your own risk. Only electric trolling motors are allowed in the lakes. Fishing is in accordance with Virginia law. Virginia law prohibits nude bathing.
6. Open-air fires are prohibited at the common properties and recreational facilities. Barbecues and enclosed fires are permitted. Extinguish all fires before leaving the premises.
7. All vehicles are to be parked in the designated parking areas. No parking is allowed on the grass portion of the lakes and dams. ATVs and dirt bikes are not allowed at the recreational facilities or common properties.

2004 SHENANDOAH FARMS COMMUNITY CALENDAR

All events occur at the Shenandoah Farms Community Center, 6401 Howellsville Rd., Front Royal, VA

January	February	March	April
10 th POSF General Business Meeting	14 th POSF General Business Meeting	10 th POSF General Business Meeting	14 th POSF General Business Meeting
May	June	July	August
12 th POSF General Business Meeting	9 th POSF General Business Meeting	14 th POSF General Business Meeting	11 th POSF General Business Meeting
September	October	November	December
8 th Annual POSF General Business Meeting	13 th POSF General Business Meeting	10 th POSF General Business Meeting	8 th POSF General Business Meeting

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Address Service Requested