



P.O.S.F., Inc.

**Code of Conduct**

- *We will work with common objectives*
- *We will work as a team*
- *We will support team decisions*
- *We will criticize ideas, not people*
- *We will work for consensus on decisions*
- *Silence is consent*
- *One conversation at a time*

**OFFICE HOURS**

Monday CLOSED  
 Tuesday 10:00-4:00  
 Wednesday 11:00-7:00  
 Thursday 10:00-4:00  
 Friday 10:00-2:00  
 Saturday 10:00-2:00  
 Sunday CLOSED  
 The office is open every other Saturday!

**WINTER WEATHER PREPARATION**

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. Please leave a message, they 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 supplies on hand. These can include:

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.

For more information about emergency preparations, the American Red Cross has an excellent web site at [www.redcross.org](http://www.redcross.org) –click on local Red Cross.

**CALL FOR PROPOSALS**

With a "New Year" comes the opportunity for "New Contractors". The following contractor positions are available for new proposals for the fiscal year 2005.

1. Office Manager
2. Property Manager
3. Snow Removal
4. Road Maintenance
5. Tree & Brush Removal
6. Mowing

All of the positions held at the "P.O.S.F., Inc." are contractor positions. Therefore we offer no benefits and contractors are responsible for all insurance, 1099 forms during tax season, weekly invoicing and an annual budget.

All proposals must be received in the office no later than

**SHENANDOAH FARMS**

6401 Howellsville Road Front Royal, VA 22630

phone &amp; fax (540) 837-2068

[shenandoahfarms@adelphia.net](mailto:shenandoahfarms@adelphia.net)

### COMMUNITY CENTER RENTAL



The Shenandoah Farms Community Center is available to rent. There are tables, chairs, a fireplace, a mirror ball for dances, and a ping pong table. The kitchen has a refrigerator, range, and microwave, coffee pot and urn, and a serve-through counter. It is air-conditioned, heated, and affordable! The center will accommodate approximately 90 people. The rate for landowners and residents is \$75.00 per day and the rate for non-residents or non-landowners is \$125.00 per day. There is a required \$150.00 deposit, which will be refunded to the renter after inspection of the facilities. You may see pictures of the recreation hall at [www.shenandoahfarms.org](http://www.shenandoahfarms.org). Please call (540) 837-2068 for reservations.

### MISSING ROAD SIGNS



Road sign vandalism is becoming a serious problem in Shenandoah Farms. In some cases, the same signs have been torn down repeatedly. 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 someone who needs an ambulance. Those who might be inclined to vandalize a road sign should be mindful of this possible consequence.



for

**P.O.S.F., INC. COMMITTEE LIST**

The following documents are available in the office for property owners to review.

- Meeting Minutes
- Budget
- Lots For Sale
- Plat Maps
- By-Laws
- Articles of Incorporation
- Articles of Amendments
- Shenandoah Farms Maps

Please feel free to stop by or make an appointment!

1. Road Committee
2. Recreation Committee
3. Finance Committee
4. Planning Committee
5. Common Properties Committee
6. Public Relations Committee

**OFFICE HOURS**

Monday	9:00-4:00
Tuesday	9:00-4:00
Wednesday	9:00-4:00
Thursday	9:00-4:00
Friday	CLOSED
Saturday	10:00-2:00
Sunday	CLOSED



**DECALS FOR VEHICLES**

Summer is coming!!!! This means that there will be an interest in the common areas. Please obtain your vehicle decal from the office. The security patrol will be looking for them. Please have the year, make, model, color and tag number available. Decals should not be placed on the front windshield of your vehicle (against Virginia State Law). You should place the decal on either side window or rear window of your vehicle. There is no charge for the decals, however, you must be a property owner to obtain one. If you are a tenant, please obtain written approval from your landlord to utilize the common properties.

**SHENANDOAH FARMS**

6401 Howellsville Road Front Royal, VA 22630

phone & fax (540) 837-2068

shenandoahfarms@adelphia.net

DUMPSTER DAY IS COMING!!!!

**www.shenandoahfarms.org**

**TLC Trash Removal**  
**Charles Rightenburg**  
  
 140 Dogwood Farms Road  
 Front Royal, VA 22630  
 540.636.3184  
 Cell/Voice Mail: 540.270.5044

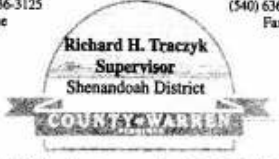
**KEN EVANS**  
 Bus: (540) 683-9680  
 E-Mail: kenevans@mrjs.com  
**SHARON CALES**  
 Bus: (540) 635-1661  
 E-Mail: sharoncales@mrjs.com  
  
**Weichert Realtors**  
 524 John Marshall Hwy., Front Royal, VA 22630

  
**Stonewall Realty**  
*If You Can't, I Can Sell It.*  
 126 South Royal Avenue - Front Royal, VA 22630  
 Office: (540) 635-7717  
 Toll Free: (866) 635-7717  
 Fax: (540) 635-7318  
  
**Bruce W. Wood**  
 Realtor

  
**JOHN THEIS REALTY**  
**REAL ESTATE SERVICES**  
 P.O. Box 126, White Post, VA 22663  
 OFFICE 1-540-837-1635      FAX 1-540-837-2757

  
**Century 21**  
**Campbell Realty**  
 408 South Royal Avenue  
 Front Royal, Virginia 22630  
 Business (540) 636-2971  
 Fax (540) 636-8064  
 Residence (540) 636-1071  
Each Office is Independently Owned And Operated

LISA BLANSETT  
 REALTOR

(540) 636-3125 Home      (540) 636-4624 Fax  
  
**Richard H. Traczyk**  
 Supervisor  
 Shenandoah District  
 179 Bowling Green Road      Front Royal, Virginia 22630

**ARE YOU A DEMOCRAT?  
 DO YOU WANT TO MAKE A  
 DIFFERENCE?  
 IF SO, CONTACT:  
 JOE LONGO (540) 635-9882**

## RULES & 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:**

- 8.) 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.
- 9.) 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.
- 10.) Virginia law prohibits overnight camping on the common properties and recreational facilities.
- 11.) All common properties and recreational facilities must be left clean for the next user. No glass containers allowed.
- 12.) 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.
- 13.) Open-air fires are prohibited at the common properties and recreational facilities. Bar-

MEMBERSHIP FORM

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

District: \_\_\_\_\_ Section: \_\_\_\_\_

Lot #: \_\_\_\_\_



I have paid the required dues for the current year.

I have a change of address, please make the necessary corrections for your files.

I have a tenant residing in my property in Shenandoah Farms, please forward a newsletter to the following address:

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

VEHICLE REGISTRATION FORM


Please mail me a decal for each of the vehicles listed above.

These are the vehicles of my tenants. Please forward decals to the following address:

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Please mail or drop by :

P.O.S.F., Inc.

6401 Howellsville Road

Front Royal, VA 22630

**Property Owners of  
Shenandoah Farms, Inc.**

6401 Howellsville Rd.  
Front Royal, VA 22630

**PLEASE POST YOUR HOUSE NUMBERS SO THAT IN THE CASE  
OF AN EMERGENCY,  
THE FIRE  
DEPARTMENT CAN FIND YOU!**

**[www.shenandoahfarms.org](http://www.shenandoahfarms.org)**

6401 Howellsville Road Front Royal, VA 22630

phone & fax (540) 837-2068

[shenandoahfarms@adelphia.net](mailto:shenandoahfarms@adelphia.net)