

PROPERTY
OWNERS OF
SHENANDOAH
FARMS, INC.

Shenandoah Farms

POSF MEETING SCHEDULE

All Saturday meetings are open to the property owners. They are held at the community center beginning at 9:00 a.m. For directions you may call (540) 837-2068.

AUGUST 13th

SEPTEMBER 10th—
**Annual General
Business Meeting**

OCTOBER 8th

NOVEMBER 12th

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**

6401 Howellsville Rd.
Front Royal, VA 22630

Ph: (540) 837-2068
Fax: (540) 837-2068
Email:

Shenandoahfarms
@adelphia.net

NEWSLETTER

AUGUST 2005

Shenandoah Farms VFD
6363 Howellsville Road
540-837-1290

In case of EMERGENCY dial 911

Events:

Monday night Bingo - doors open 5:30pm, games start 7:00pm. Door prizes, instant games and progressive. Kitchen open 5:30pm—9:00pm...standard menu available as well as specials.

Special Luau Bingo Saturday, August 13th 2005. Doors open at 9pm. Free Dinner (donated by Cast Iron Concessions, LLC) 10pm –11:30pm. Menu consists of BBQ Sandwich, Potato Salad, Chips, and your choice of coffee or tea. Guaranteed \$100 payouts per game. Giveaways, door prizes, and instants.

Special Summer Sunday Super Shooting Match, August 21st 2005. Doors open at 12 noon. Shooting begins at 1:00pm. All 50/50 cash rounds. \$5.00 per shot or 5 shots for \$20.

Membership:

New members are always welcome! Monthly meetings are held the second Tuesday of the month (except July and December) at 7:30pm. Stop by anytime you see someone here and we will be glad to answer any of your questions. No previous skills required.

Safety Tips:

- Help us help you by placing your house number in a location that is clearly visible from the road.
- Chimneys used on a regular basis need to be cleaned with a chimney brush. Chimneys with wood stoves should be cleaned at least monthly while in use.
- October is Daylight savings time, remember to change your smoke/carbon monoxide detector batteries when you set your clocks back.
- When babysitting get the kids out of the house fire first, then call the fire department from a neighbor's house or cell phone.
- If a fire is from flammable liquids like grease, cooking oil or gasoline, do not use water. A dry (Class B) chemical fire sprayed at the base of the flame is best.
- **P.A.S.S.**
 1. Pull the pin on the fire extinguisher,
 2. Aim at the base of the fire,
 3. Squeeze the handle,
 4. Sweep from side to side.

WILDFIRE... WAS HERE

WILDFIRE... WAS HERE



**Shenandoah Farms Property Owners Association,
Shenandoah Farms Volunteer Fire Department
&**

**The Vir-
partment
Are all**



**ginia
of
con-**



**De-
For-**

**estry
cerned**

Shenandoah Farms is

getting

For more information contact:

Virginia Department of Forestry

540-459-3151

Samatha.johnson@dof.virginia.gov

Shenandoah Farms POA

540-837-2068

Shenandoahfarms@adelphia.net

CAROL OLSON, MSW, ACSW
Licensed Clinical Social Worker

Individual, Couples and
Family Therapy

64 Chester St.
Front Royal, VA 22830

(540) 675-6118



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REAL ESTATE SERVICES

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OFFICE: 1-540-837-1835 FAX: 1-540-537-2757

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Front Royal, VA 22830

540-837-3018



COMMONWEALTH of VIRGINIA

DEPARTMENT OF FORESTRY

900 Natural Resources Drive, Suite 800

Charlottesville, VA 22903

www.dof.virginia.gov

(434) 977-6555

Fax: (434) 296-2369

July 6, 2005

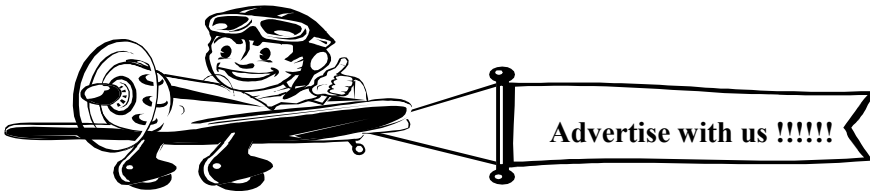
Most Virginians do not consider wildfire to be a threat in the Commonwealth. Some residents of Shenandoah Farms have experienced the threat of wildfire is very much become reality. On the morning of July 5th, one resident in the Rock Ridge/Howellsville Rd. area looked out the back window and found a forest fire had started sometime the night before! Luckily, with the quick response of Shenandoah Farms, Riverfront VFD's & Virginia Department of Forestry, crews were able to use bulldozer line around the fire and contain it to a relatively small area in the woods. This scenario has been seen time and time again within Shenandoah Farms.

Through a Wildfire Mitigation Grant offered by the Virginia Department of Forestry, something can now be done to reduce the risk of a devastating wildfire. The Shenandoah Farms Property Owners Association is working with the Virginia Department of Forestry & Shenandoah Farms VFD to come up with a Wildfire Mitigation Community Protection Plan. This plan will identify the potential wildfire risks within the community, projects that can be done to mitigate those risks, as well as wildfire reduction goals and timelines to accomplish these objectives.

Currently, the Shenandoah Farms Property Owners Association is recruiting volunteers to serve on the newly developed Wildfire Mitigation Committee (SFWMC, Shenandoah Farms Wildfire Mitigation Committee). Presently, the SFWMC is working a fuel reduction project. The scope of this wildfire risk reduction project involves participation in a community clean up day in designated blocks within the subdivision. Dead fuels, overhanging limbs, and other woody debris from around your property & roadway should be brought to the collection sites that will be located conveniently with the community. Once the fuel reduction effort has been completed, a tree chipping company will be chipping & removing the piles, thus reducing the fuel load which reduces the risk of an uncontrollable wildfire. More information on this project is available at the Shenandoah Farms Property Owners Association or at the Virginia Department of Forestry.

To summarize, Shenandoah Farms is considered to be a community with a high risk of wildfire. The Shenandoah farms Property Owners Association, Shenandoah Farms VFD and the Virginia Department of Forestry are taking steps to reduce that risk. **We need the support and participation of the residents and community members to make this program a success.** The contact listed below will answer any questions and provide more information as the Shenandoah Farms Wildfire Mitigation Committee.

Property Owners of Shenandoah Farms Office 540-837-2068
Shenandoah Farms Voluntary Fire Department 540-837-1290



\$12.50 per advertisement per issue.

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 Licensed Clinical Social Worker
 Individual Couples and Family Therapy
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 Front Royal, VA 22630
 (540) 638-6114

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 Front Royal, Virginia 22630
 Business (540) 836-2971
 Fax (540) 836-8084
 Residence (540) 836-1071

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Road Committee Chairman—Matt Pearson

Hello again neighbors, Matt Pearson, your Road Committee Chairman here. Before we get into the state of the roads, here's a trivia question for you, who has the right of way when driving on these mountain roads? I'll have the answer to this question at the end of this article. Now, let's get into the state of the roads.

We have received complaints on many of the roads in the farms since I last wrote to you. Most have been addressed as you will see in a summary of road work that has been completed to date, others are in the process to be worked on. I also have an update for you on the Tar and Chip Pilot Program. I have spoken to many of our neighbors since taking over the Chairman Seat of the committee, however I haven't seen many of you at the General Meetings that occur every second Saturday of the month at 9AM, I hope to see you at the next meeting.

Here is a summary of road work that has been completed this year:

- Old Oak: \$4000
- Venus Branch: \$18000 - Old Oak to Brook View
- Drummer Hill Rd: \$13,000 - Parker Circle and Kitts Court
- Huck Finn: \$6200 - Includes Joan's Quadrangle
- Reynolds: \$30,000 - Includes Markham, Bragg, and Ehlers
- Culvert Repair Vesey at Ridgewood: \$250
- Walker Farms: \$2805
- Windy Hill: \$2300
- Farms Ridge: \$4000
- Dogwood Farms: \$6490
- Vesey: \$3860
- Nancy: \$2630
- High Top: \$17000 - Includes Tar and Chip, plus prep work
- Cindy's Way: \$3710
- Vaught: \$530 - Drain Pipe installed on Vaught and Goode
- Thompson Mill: \$270
- Reid: \$630 - Includes Sharon and Gayles
- Chapman: \$600
- Old Oregon: \$1450
- Farms River: \$12000
- BMPOA Bill for Tomahawk: \$2290
- Total Cost of Road Work completed this year: \$132,015.00

At the writing of this article, we have several other roads that have received complaints on, however the Road Committee is waiting for estimates:

Mountain Lake - Pine Ridge - Shenandoah River Lane - Yarnell - Freeze Road - High Top - Crossway - Lake Dr
Thompson Mill - Mt. Laurel - Cappy - Tulip Poplar - Wells Dr - Confederate - Reid - Venus Branch (Brookview to Drummer Hill) - Spring Hollow - Reid

The tar and chip of High Top Road was completed the first week of April. At this time it is the decision of the Road Committee to monitor this road for a year to see how it holds up to the changing seasons, resident, and builder traffic. We have received three resident complaints on the tar and chip:

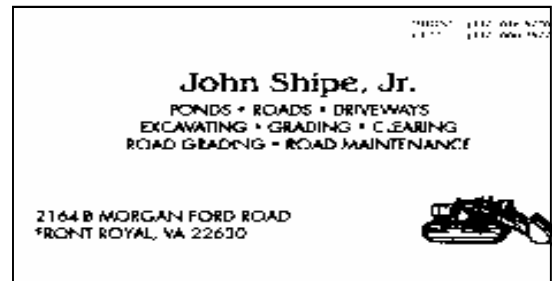
- A builder cut two tracks into the tar and chip with a track loader
- The hot weather has caused the road to come up and is putting tar on the vehicles
- A builder's flat bed trailer was stuck on the hill and as it backed up it put wash board into the road

These 3 complaints were found to be minor and not affecting traffic..

At the installation of the tar and chip, we had our Road Contractor ditch, regrade the road, and put down a six inch base. The Tar and Chip Contractor rolled the base and put down three layers of Tar and Chip. Around August we will be recapping the road with another one or two layers of tar and chip. After we see how this road holds up during the year, the Road committee and the board will decide if we should proceed with other roads or look at other options.

Trash dumping in the Farms is serious problem. If you see anyone dumping trash in the farms other than at the designated spot, please get that person's license plate number and description and call the Sheriff. POSF can not do anything to penalize these people, and the Sheriff needs the person that witnesses the dumping to report it. That goes for anything illegal that happens in the Farms. The county holds a spring and fall clean up day where county residents can take their trash to the dump, in Bentonville, without fees. This year it's being held in October, the spring clean up day occurred back in April. During this time households are allowed 20 tires to be dumped in Bentonville for free.

Many of the road complaints come with a question of where does the money go. I'd like to take a minute and explain to you where the bulk of the money goes. At this time, a load of gravel costs \$250 per load.



Road Continued:

This includes the transportation from the quarry to the farms, plus the gravel itself; however it does not include spreading.

When we get estimates for road work, they include the stone, hauling of the stone to the road site, grading, bulldozing, backhoe, and helpers to ensure the safety of the workers as well as the residents. As you can see there isn't much money to go around for all of the roads that exist in Shenandoah Farms, plus the other programs that require funding from the Sanitary District Fees.

Here is the process for road complaints/issues:

1. Complaint received
2. Road committee investigates complaint
3. Estimate is requested from Road Contractor
4. Estimate is submitted to Committee for approval
5. Committee Approved Estimate is submitted to Board for approval
6. Board/Committee Approved Estimate is given back to road contractor to do work

Now the answer to my earlier question, the person traveling up hill has the right of way. If you are coming down hill, please move to the side of the road so that the person traveling up hill doesn't have to stop to let you by. If you have specific complaints, please let the Road Committee know what road you have issues with, and we will address the issue. We look forward to seeing you at the next Saturday General Meeting held at the community center, the meetings start at 9AM. The community center is located on Howellsville Rd, across from Manor, right next to the Fire Station. We have an Office Assistant that holds regular hours during the week in the community center (Tuesday 9am-5pm) and when she's not there, we have an answering machine that takes all phone calls. You can also reach us through our E-mail address—Shenandhoahfarms@adelphia.net.

Thank you,
Matt Pearson
Road Committee Chairman
Shenandoah Farms Sanitary District

Planning Committee Chairman—Ralph Rinaldi

There is a "Buzz Phrase" out there in an age of Hi-Tech. This phrase is "Thinking Outside the Box".

I started thinking about outside the box. What is outside the box? Looking at a problem from all sides and moving forward to accomplish the goal for the overall communities' benefit is thinking outside the box. This concept could have some meaning at work, home, school, clubs, local government, and property owners associations.

As Board Members, we try to think outside the box. Beyond our front yards; but as you may imagine this can be a hard thing. Sometimes decisions are made that not all property owners fully understand. When I'm asked the question "Why did the Board do that?" and respond to the question, I get the response of "Oh, I see, I did not know that. Thanks!" My response is "No problem".

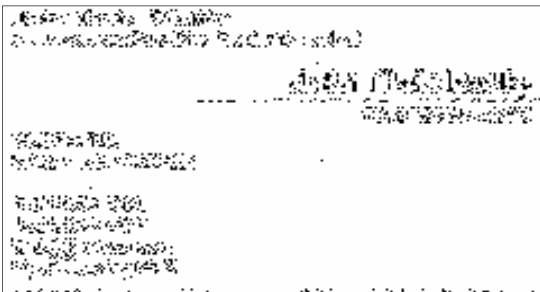
Thinking outside the box is a quality we all must try to have. Some decisions will not be favored by all, but remembering the outside the box concept might make it understandable.

To disagree with a decision is not always a bad thing, and one should not be offended when disagreements occur. Disagreement time is a time to pool our thoughts and figure out how to "Get-err Done". What we need to do as a community when the majority votes, is to agree to disagree and move forward for the betterment of our community.

Most of the current board Members are opened minded, reasonable, and really try to keep the communities interest at heart. If you have any questions or concerns, I will be happy to try and answer your questions with the honesty and respect you deserve, as a fellow property owner.

Remember there are three sides to every story, what he said, what she said, and the real deal.

Written by Ralph Rinaldi—Chairman



Blue Ridge Educational Center

<p>59 A Chester St PO Box 1827 Front Royal, VA 22630</p>	<p>Carol Olson, DC, SW Director (540) 632-9503</p>
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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. Barbecues and enclosed fires are permitted. Extinguish all fires before leaving the premises.

Finance Committee Chairman—Cheryl Spencer Finance committee looking for new members!!!!!!

*****Sanitary District Fee Increase*****

Sanitary District Fees for Unimproved lots was increased to \$105.00 effective July 1, 2005.
Improved lots are still \$140.00.

Recreation Committee Chairman—Lisa Blansett

RECREATION NEWS

The Rec. Committee of Shenandoah Farms is always looking for new ideas and new faces. We would love to have many more activities for the families of Shenandoah Farms. However our turn out for events lately have not been as large as we would like. We encourage all new families and all longtime residents to participate in Rec. Committee activities. If you have any ideas or suggestions please give us a call anytime at 540/837-2068. POSF has so much to offer and take advantage of, lets put it to work for us all!

The movie nights which fall on the second Saturday of every month are free to the residents and their guests ,also we take movie requests , they can be geared towards kids, teens or adults.

POSF currently has started a "Creative Memories Program", (Creative Memories is a scrap booking program) we work with two Consultants that are both residents of Shenandoah Farms, we are trying to schedule monthly Crop nights, and other events to be determined. We will post all events on the board outside POSF on Howellsville road. If you would like more info or would like to schedule your own Creative Memories Class or Crop feel free to call with any questions, 540/837-2068 or Lisa Blansett at 540/636-1071.

The Rec. Committee is working on several different activities and we are open for suggestions or ideas. Do you have a business, skill or hobby that you would like to share with our community? No idea is too big or too small!!Call us 540/837-2068.

We would like to have Craft Shows, Children Activities, Fund Raisers, Holiday Activities, we just need participation and ideas!!

Creative Memories
Lisa Payne
(540-660-2882)
Kids- Art & Craft Camp

Calendar of Events

August 2nd, “Kids- Art & Craft Camp”, POSF Rec. Hall **10am-12pm** **\$25.00**

August 9th, “Kids- Art & Craft Camp”, POSF Rec. Hall **10am-12pm** **\$25.00**

August 13th, **6 pm** FREE MOVIE NIGHT, POSF Rec. Hall

September 10th, **6 PM** FREE MOVIE NIGHT, POSF Rec. Hall

October 28th, POSF Annual Halloween Party **6pm-9pm**

Would you be interested in scheduling an event? Cook outs, Parties, Family nights, Activities, Clubs, Card Games? Call 540/837-2068

Written by Lisa Blansett Chairman

SPECIAL NOTICE TO RESIDENTS THAT USE LAKE DR

To all residents that have an interest in the possibility of closing Lake Dr. Please attend a special meeting on August 20th, 2005 at 9am in the Community Center. The board of directors has been discussing the closing of Lake Drive at Donna Court. The reason for this is that the road has too steep of a grade to maintain the road. VDOT has recommended on several occasions that we close the road. At this time we are looking for discussion with the residents that will be affected by this closure.

Thank you,
Matt Pearson
Road Committee Chairman
Shenandoah Farms Sanitary District



Christi Boies
Realtor



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Cell: 540.671.6494
Fax: 540.635.1631

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Each Office is Independently Owned And Operated

Public Relations Committee Co-Chairman—Ruth & Matt Pearson

Many of us have moved to the farms to get away from the fast paced life of the city and have some peace and quiet in our lives. Although you may not see your neighbors, they are there; and a good place to meet them is at the General Meetings or community events.

As our community grows we invite old and new neighbors to join the various committees and to attend the General Meetings held every second Saturday of the Month at the community center starting at 9:00AM. If you have a suggestion or an idea for a community event please call the office or contact us via e-mail and someone will get back to you as soon as possible.

If changes to a scheduled activity or additional activities are added, look for a bright neon sign on the board outside the community center.

If you are interested in advertising in the newsletter or on our web page please call the office for details.

Thank you,
Ruth and Matt Pearson

Common Properties Chairman—Terry Weaver

*****Property Owners of Shenandoah Farms*****

We have had many complaints of 4-wheelers (ATVs) being driven on the roads (Gary Lane, Windy Hill, etc.) and common properties located within Shenandoah Farms.

Under Virginia Motor Vehicle Code - Section 46.2-915.1,

Anyone, including property owners and guest, who rides an ATV on any of Shenandoah Farms owned property (lakes, ball field, roads, and area around Treasure Island, or any other property owned by Shenandoah Farms Property Owners Association) are in violation of the VA. Motor Vehicle code. Fines can be imposed!!!

If any resident sees anyone riding a 4-wheeler (ATV) on the roads or common area, notify the Sheriff's Office immediately and file a complaint.

The Board of Directors for Shenandoah Farms will work with the County Sheriff's Office to take appropriate action.

As many of you may know the Amphitheatre was refurbished and a bluegrass concert was held on July 8, 2005. The concert was the first held in many years and was a real success. Frank Journey and Jim Tebbetts promoted the event—with the help of many volunteers. Without the volunteers' effort, this event could not have happened. So all of the Board of Directors of P.O.S.F. would like to take this opportune and gave a specially big thanks to the following:

Mike Baker
Vicki Fiegard
Butch Fulks
Dennis Carnahan
Joel Donelly
Charley Dunford
Mike Farris
Jeremy Ferguson
Frank Journey
Phil Palmer
Premier Electric
John Rajewski

Tom Reese
Alfred Smith
Ben Tebbetts
Jim Tebbetts
Leroy Thompson
Jeff Trump
Jake Wadell
Rocky Wallen
John Woolrich
Junior Shipe
Roger Virts
Ricky Bobbitt

Jeff Lindquist

Thank you all Very Much!!!

BOARD OF DIRECTORS

- Ralph Rinaldi – Chairman/At Large
- Terry Weaver – Vice Chairman/River View
- Cheryl Spencer – Treasurer/Ridge
- Donald Hoover –River View
- Lisa Blansett – Mountain Lake
- Pat Pierce —Ridge
- Mountain View
- Elsie Kirk - Ridge
- Patrick Skelley - At Large
- Matt Pearson - At Large
- Gene Mann—Riverview Alternate
- James Crim—At Large

Membership Application

Date: _____

I (We) are the current owner(s) of Lots# _____ district, _____
 Section, _____
 Name(s): _____
 Signature(s): _____
 Address: _____
 Phone: _____ E-mail: _____

- Yes, I would like to become a member of P.O.S.F, Inc.
- I have paid the required deed fees through 1996 and Sanitary District fees through current year for Warren County or deed fees through current year for Clarke County

To update our records as to who are members—fill out and return with your ballot.

Election Time!!! Make your voice heard!! Below is the ballot for this year’s elections.

- A director on the P.O.S.F. Board of Directors is a **Volunteer**. There is no monetary compensation for being a director or serving on a committee. However, working to make the community that you live in a better place is priceless.
- To cast your vote, *a completed application and deeded maintenance fee must be paid in full through 1996 and Sanitary District fees through current year for Warren County owners and current year for Clarke County owners. *POSF membership is NOT automatic. There is no membership fee. The membership application is located above.*
- If you are a property owner owning lots in several districts, you may chose only one district in which to vote. Each property owner can vote for two At-Large candidates. Only one vote per household.
- *Please indicate your vote by a check next to the appropriate name, or write in the name of the person to run as replacement for the current director or alternate that is up for reelection. Nominations are not taken from the floor.*

Return your ballot by September 9th, 2005

2005 BOARD OF DIRECTORS BALLOT

Ridge District: Sections - Clarke County: A,B, River, Mountain - Warren County: Ridge, Meadow, Chain Spring, Patty Tract, Venus Branch, River Park, Camel Back, Quiet Oak, Timberline

- Pat Pierce:** Director—2 year term
- Cheryl Spencer:** Alternate

Write In _____

Riverview District: Sections 1,2,3,4,5,and 6

- Donald Hoover:** Director—2 year term
- Gene Mann:** Alternate

Write In _____

Mountain Lake District: Sections 1,2,3,4,5,6,and 7.

- Lisa Blansett:** Director—2 year term
- Director: _____ (1 year term)

- Roger Virts:** Alternate
- Write In _____

Mountain View District: Sections 1,2,2B,3,4,4R,and 5

- Director _____ 1 year term
- Director _____ 2 year term

Alternate: _____

Write In _____

At Large:

- Patrick Skelley:** At Large—2 year term
- James Crim:** At Large—2 year term

Write In _____

Possible—Sale of Common Property

Jim and Sally Tebbetts, owners of "Jim's Country Store". They have asked to purchase the following lots: Ridge District, Section A, Lots 27, 28, 29 and Ridge District, Section River View Lot 58 . The proposal was to purchase all four lots. The lots in question are adjacent to his current business. These lots are the current location of the "tennis courts", "large pool" (inoperable), and the "Amphitheater". He has also offered to purchase and donate back to the P.O.S.F., Inc. the remainder of the lot which holds the "Amphitheater". He will only utilize this lot for well and septic. He has advised the "Board" that his plan is to build a "Full Service Gas Station" with a small diner, fully equipped with groceries and all of the current needs that a convenience store supplies. The gas station would have several pumps and "at the pump" payment methods as well. The design would be a "Rustic Cabin" feel. Some would say it is to resemble "Cracker Barrel". This is an attempt to keep the "country feel". He has advised that there will be trees planted surrounding the perimeter of the lot so that it will not disturb the neighbors. His plans for the current location of "Jim' Country Store" is to lease it to a "Daycare".

Part of article from March 2004 newsletter

You must be a member of POSF, Inc. to vote on the sale of common property!!!!

So fill out the membership application and send it back in today!!!

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

6401 Howellsville Rd.
Front Royal, VA 22630

Address Return Service Requested

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