

Shenandoah Farms



WINTER Newsletter 2007

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Cathie Johnson/
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Lisa Blansett/Rec./
Common Prop./
Mountain Lake

Jim Larkin/
Mountain Lake

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Patrick Skelley /
Common Prop./
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Riverview

Gail Larkin/At
Large

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At Large

Lynda
McDonough/Mt.
View Alt.

Chairman of the Board
Matt Pearson

Hello,

Winter is approaching fast, are you ready for it? All residents should have some basic essentials when driving on or off the mountain: Snow/Ice Chains for your vehicle, blankets, boots, extra clothing, socks, sweatshirt, sweater and/or coveralls. Some survival food in your car or truck might come in handy as well.

Please be advised that snow pushing does not start until there is at least four inches of snow on the ground and the snow has stopped falling. Even then the road contractor will have all of the roads pushed before the state roads are even cleared, don't be fooled by the cleared roads in front of your house, it is more than likely that you will hit the state road and it won't be plowed. The road contractor does not plow the roads down to dirt as that would push all of the gravel off of the road that was put down throughout the year.

Don't forget that we have a General Meeting every month, every property owner/renter is welcome. The date is posted on the billboard outside the community center, on the website, and in each newsletter. It occurs the second Saturday of every month at 9AM in the community center.

Thank you,
Matt Pearson
Chairman

6401 Howellsville Rd.
Front Royal, VA 22630

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

Email:
Shenandoahfarms
@comcast.net

www.shenandoahfarms.org

Common Properties Committee

Chairperson: Lisa Blansett

To keep the property owners updated I would like to report that the Dam at Lake of the Clouds has now been repaired. We have removed the old dock and the new dock is in. The new dock is located off of the parking lot and will be more handicap accessible to all of our property owners that choose to use the lake and dock. The total cost of repairing the dam, removing the old dock, installing a new dock and repairing the access road to allow emergency equipment to access the dry hydrant was approximately \$600,000. This has been financed through the Virginia Municipal League and the Warren County Board of Supervisors. This has been an on-going project which was mandatory for us to address as our temporary use permit from the VA Department of Conservation and Recreation on the dam was due to expire.

POSF has also submitted the new budget for 2008, in the new budget the main community center building will be updated as requested by the many renters who rent the building and to keep up the maintenance and repair on the entire building itself. POSF is also beginning our 2008 call for bids. All POSF contracts are up for bid for the 2008 year. The contracts up for bids are as follows: Mowing/landscaping, cleaning of the community center, office assistant, road maintenance and repairs, snow removal and tree trimming along roads, if interested in any of these positions please send a written resume and/or proposal to our office at POSF. The proposals must be received by December 20th 2007.

One more item to mention are the thefts we have had at the common properties in the last few months: we have had picnic tables stolen, two Shenandoah Farms signs stolen and also someone stole the solar panel from the new dam that we just had repaired, it was stolen within two weeks of installation. This is a huge expense to the property owners of Shenandoah Farms. The funds used to replace these items come from the Sanitary District Fees so if it is property owner's that are responsible for the thefts; in reality they are stealing from themselves. We have to use funds that we could use for road maintenance or repairs to compensate for the thefts. On the same note, throwing trash out in the Farms along our roads also is costing us money that we could use to repair or upgrade roads. We all have noticed the increase in trash along our roads and the amount increases daily. Please help to keep our costs down and help to spread the word. We live in a great area, let's help to keep it that way!

Planning on Utilizing The Common Areas?

(You Must have a Decal for your vehicles) 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.

Obtain your vehicle decal from the office. You will need to supply the year, make, model, color, and tag number of your vehicles.

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, rear window or bumper of your vehicle.



New dock at Lake of the Clouds



Reminder: no mud bogging is allowed in the farms as it ruins common property

Recreation Committee

Lisa Blansett– Chair

The Recreation Committee is having fun with the Holidays!! This is our favorite time of the year! The Halloween Party was held October 26th, 2007 down at the POSF building! We had a Great turn out!! The kids had so much fun and received so many goodies, We had a wonderful time! Special Thanks go out to all the volunteers who helped make this party a success! Shenandoah Farms Volunteer Fire Department has worked with us for the last three years to make sure this party is fun for the community! Thanks SFVFD for all your efforts, time and hard work!

We have **Cookies & Craft** night open to the public on **Dec7th 2007 from 6-9pm**. The kids can come and bake & decorate Christmas cookies and also make a few ornaments or crafts of their choice! We have loads of holiday fun and sometimes we even get a special visitor! Can't tell! Come join the fun!

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 small!! We would like to have Craft Shows, Children Activities, Fund Raisers, Holiday Activities, we just need participation and ideas!! POSF has so much to offer and take advantage of, lets put it to work for us all! Call us 540-837-2068.

Calendar of Events

DECEMBER 7th, 2007: 6:00pm-9:00pm- *****(Snow Date for this is December 14th 6-9) CRAFT & COOKIE NIGHT WITH POSSIBLE "SPECIAL VISITOR"

We all have fun making Christmas Crafts & Cookies, also Santa may attend this fun event! Cost is \$2 per person. We plan on having Santa visit with the kids and get your pictures taken! Don't Miss this one it is Great!

MUMMY WRAP 2007



MEMBERSHIP FORM

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

District: _____ Section: _____ Lot# _____

- I am current with all taxes and fees.
- I have a change of address, please make the necessary corrections for your files.
- I have a tenant residing on my property, please forward a newsletter to the following address:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

VEHICLE REGISTRATION FORM

Year	Make	Model	Color	Tag Number

- 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: _____

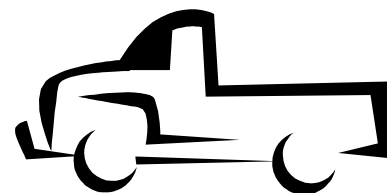
Please mail or drop by :

P.O.S.F., Inc.

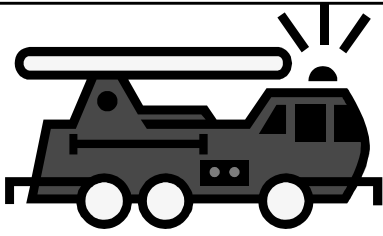
6401 Howellsville Road

Front Royal, VA 22630

540-837-2068



Office Use Only:
Decal ___ e-mail ___ member ___
mailed _____



Shenandoah Farms Volunteer Fire Department
 6363 Howellsville Road Front Royal, VA 22630
 (540) 837-1290 www.sfvfd.com

Regularly Scheduled Events

Monday night Bingo Early bird starts at 7pm. Kitchen open 6-9pm for food sales, take out available.

All You Can Eat Breakfast 8am-noon the third Sunday of the month

Membership drive 7:30pm the second Tuesday of the month

Turkey shoot on the 2nd and 4th Fridays call or check website for details

New Years Eve tickets available contact the Fire Dept.

Watch the sign in front of the fire department as well as for fliers for other upcoming events.

Have you met your providers prior to them being called to your emergency? They are everyday people just like you. Meet them at the station when you see cars at the Operations (RED) Building, or call 540-837-1290 and we can schedule a visit.

Would you like a courtesy fire check, contact Chief, Mike Mohr at 540-837-1290 to schedule one today. <http://www.sfvfd.com>



Finance Committee

Chairperson: Cathie Johnson



POSF 2008 BUDGET	
approved 10/25/07	
INCOME	
POSF	\$ 12,000.00
Columbia Gas (POSF)	\$ 65,000.00
Sanitary District	\$ 641,000.00
Interest	\$ 1,000.00
VML loan	
Misc. Income	
TOTAL	\$ 719,000.00
EXPENSES	
POSF	\$ 2,000.00
Recreation Committee	\$ 3,000.00
Public Relations Comm.	\$ 3,000.00
Newsletter	\$ 4,000.00
Common Properties	
Community Center	\$ 25,000.00

Lakes and Dam	\$ 2,000.00
Landscape/Mowing	\$ 11,000.00
Road Committee	
Pipe, misc.	\$ 80,000.00
Stone	\$ 180,000.00
Labor	\$ 224,000.00
Revenue Sharing	\$ 55,500.00
Administration	
Accountant	\$ 3,500.00
Insurance	\$ 7,000.00
Legal Fees	\$ 6,000.00
Office Manager	\$ 21,000.00
Taxes	\$ 1,000.00
Telephone/Internet	\$ 2,000.00
Utilities	\$ 2,500.00
Office Expense	\$ 1,500.00
VML Interest	\$ 25,000.00
Principal Payment	\$ 60,000.00
TOTAL	\$ 719,000.00

ROAD COMMITTEE

Chairman: Matt Pearson

Hello neighbors,

Rules to make living in the Farms a little bit more enjoyable for everyone:

1. Speed limit is 15Mph on EVERY road in the Farms!
2. Right of way goes to the person traveling up hill!
3. Tire chains are required when driving on gravel mountain roads during the snow/ice conditions!
4. ATVs (4-wheelers, 3-wheelers, and dirt bikes) are prohibited on Shenandoah Farms Roads and Common Properties!
5. Do not push snow on the road unless you are the road contractor!
6. Keep your ditches and road frontage clean!

The road committee has prioritized a list of roads we would like to tar and chip next year:

1. Mt Lake – Drummer Hill to Pine Ridge
2. Tulip Poplar/McDonalds Farm – Old Linden to Cliffside
3. Old Oak – McIlwee to Western
4. Drummer Hill – Parker Circle to Top of Hill
5. Venus Branch – Spring Lake to Drummer Hill
6. High Top – Crossway to bottom of Hill

The road committee has also recommended to the board that we increase the Sanitary District Fee by \$20 next year.

Here is a list of roads worked on since the last newsletter. You can keep up to date on road work by visiting our website or attending a general meeting.

Barbaras Ct	Eagles Crag	Wambach	Pine Ridge	Yarnell
Thompson Mill	Fellows	Farms River	Dogwood Farms	Wendy Hill
Old Oak T&C	Ridgewood Entrance T&C	Pine Ridge	Old Oak	Copenhaver
Western	Shenandoah River Ln	Mt. Lake	Drummer Hill	Venus Branch
High Top	McDonalds Farm	Freeze	Crossway	Old Linden
Tulip Poplar	Farm View	Youngs	Fellows	

Total spent as of 10/31 for Materials and Labor is \$518,352.00.

VDOT, Warren County, and Shenandoah Farms have added two portions of our roads to the VA Revenue Sharing Program, they are Fellows from Howellsville to Youngs and High Top from Freezeland to Old Linden. VDOT, Warren County, and the POSF Road committee are working to get these two projects started sometime in the Fall of 2008. Utilities will need to be moved out of the right of way along with mailboxes, fences, and any decorative structure. The road committee will be working with a surveyor to plat out the planned road way and will contact each property owner that will need to move anything.

Don't forget that we have a General Meeting every month and every property owner/renter is welcome. The date is posted on the billboard outside the community center, on the website, and in each newsletter. It occurs the second Saturday of every month at 9AM in the community center.

If your street sign is missing, please contact the office at 540-837-2068 to report what signs are missing and if there is a pole or not. We will contact Warren County and have them replaced. This typically takes 3 to 4 weeks.

Thank you,
Matt Pearson
Road Committee Chairman

PUBLIC RELATIONS COMMITTEE

Dee Schools: Chair

The Public Relations Committee is looking for members. We will kick off the New Year by getting ready for our next Community Day. Our planning will start on January 12, 2008. We will begin immediately following the general meeting which starts at 9am.

Please come and join us, bring your ideas and help us plan a community day of friends, neighbors and fun. Shenandoah Farms has a message board hosted by Yahoo groups our website has the link.

Reminder from the Department of Environmental Quality it is illegal to put petroleum type products on the roads, 62.1-44.34:18 of the State of Virginia Water Statutes. Responsible party may be liable for any environmental impacts that occur.

Sheriff's Office
Warren County
540-635-4128

Clarke County
540-955-1234

POSF board members will be out taking a photographic record of all roads in Shenandoah Farms for insurance purposes. This is under the recommendation of FEMA.



HOUSE NUMBERS UPDATE



The order was placed in October and we are hoping for a late December delivery. POSF will contact you once they are in the office for pick up.



If you would like to be on the list for the next order please provide POSF with the address, contact person and how many signs needed.



Direct: (540) 247-1438
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Fax: (540) 662-3192
Web: www.sheilapack.net
E-mail: srpack@adelphia.net

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SHEILA PACK
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Howellsville United Methodist Church

510 Hardesty Road
(Just below Shenandoah Farms Store off Howellsville Rd - Look for the blue sign)

WE WELCOME YOU

Worship Service - 9:00am
Sunday School - 10:30 am
Youth Group - 4th Sunday of the Month
5pm-7pm

For more information call:
 Pastor Jody Osborne - 540-465-5433 or
 The Strothers - 540-636-7165

POSF Rules and Regulations

- 1.) The recommended safe speed for Shenandoah Farms roads is 15 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.

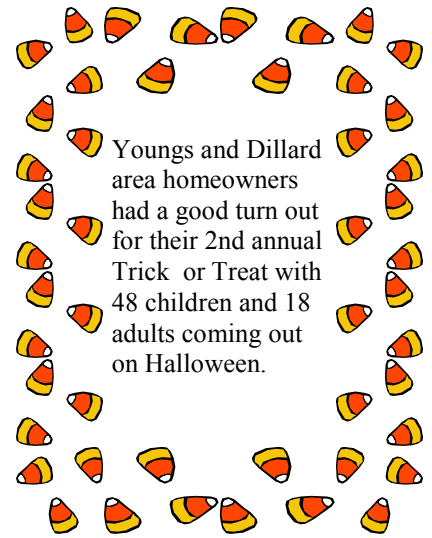
The following rules apply to the common properties and recreational facilities as defined in the POSF's by-laws:

- 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.
- 14.) 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.



HALLOWEEN 2007




 Youngs and Dillard area homeowners had a good turn out for their 2nd annual Trick or Treat with 48 children and 18 adults coming out on Halloween.



FRONT ROYAL GOLF CLUB (Front Royal Recreational Park Historic District)

Established: 1938 Property: 60 acres - Cedarville

Initially land donated by William and Agnes Carson of Riverton as a memorial to their son William E. Carson, Jr., the Recreational Center of Front Royal was improved in the late 1930s by the Civilian Conservation Corps with the construction of a clubhouse and a nine-hole golf course. In 1950 the name was changed to the Front Royal Country Club. The site was added to the Virginia Landmarks Register in 1991 and to the National Register of Historic Places in 1992.

This 60-acre golf course is located on Country Club Road in the Northern River Magisterial District. The golf club was purchased by the County of Warren on April 14, 2005. The County of Warren purchased the golf club for \$450,000.00 with the option of purchasing additional properties for \$100,000.00.

The County Parks and Recreation Department immediately assumed responsibility of running the golf course and its operation through an enterprise fund. The main focus is to re-establish membership and have the course used by families, businesses, etc.

The facility includes a 9-hole golf course, clubhouse with banquet room, maintenance facility, boat launch area, and associated parking, roads, and paths. The park is bordered by the Shenandoah River. With additional properties (45 acres), the County may pursue constructing nine (9) more holes. The Board of Supervisors will review the operations after two (2) years and may lease property to a firm to manage the operations.

For more information please use Warren County web site: www.warrencountyva.net

POSF MEETING SCHEDULE
2007/2008

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

December 8th

January 12th

Feb 9th

March 8th

April 12th

May 10th

June 14th

July 12th

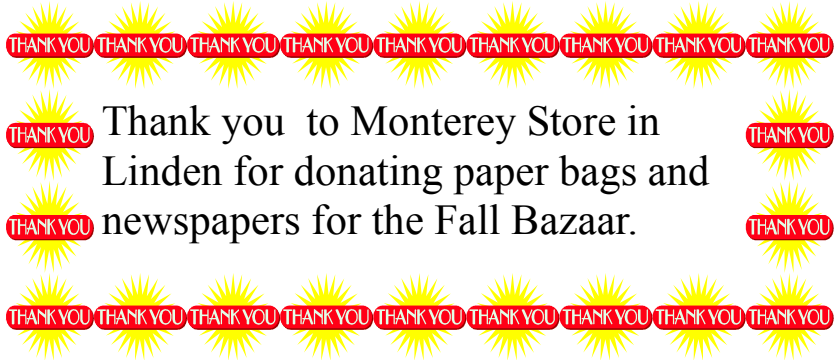
Aug 8th

Sept 13th
Annual Mtg.

Oct 11th

Nov 8th

Dec 13th



THANK YOU to Monterey Store in Linden for donating paper bags and newspapers for the Fall Bazaar.



Mountain Side Day Care

I offer in-home childcare in a clean, non-smoking and loving environment. Full-time, Part-time and Before & After School Care. In Shenandoah Farms Area.

Bridgett Mosser
540-631-0741

Thank you to Sherwin Williams Paint for Donating paint for the interior of the Community Center.

Dawson's Painting, Inc.
INTERIOR & EXTERIOR

Office: 364-0040
Fax: 364-0041
Mobile Cell: 270-2247

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JIM'S



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★ ★ ★

26 Shenandoah River Lane
Front Royal, VA 22630

540-837-3018
Toll Free 866-411-9740

ADVERTISE WITH US!

\$50.00 for 3 newsletter publications and will also be on our web site.



LISA BLANSETT
REALTOR

Campbell Realty
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Front Royal, Virginia 22630
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Fax (540) 636-8084
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824 John Marshall Hwy.
Front Royal, VA 22630

MLS, Weichert Realtors



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reality, inc.

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Office: (540) 865-0360 Ext. 2275
Fax: (540) 662-0986
E-Mail: brendabrown@mris.com
Web Address: brendabrownrealtor.com

Brenda M. Brown
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- Meals and Snacks Included - USDA Plan
- Age Appropriate Curriculum
- Clarke County Bus 18 Pick-up and Drop-off
- Staff Experience - 30 Years

Full Time and Part Time

HOURS OF OPERATION: 6:00AM-6:30PM • Saturday by Appointment

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

PRSRT STD
 U.S. POSTAGE PAID
 FRONT ROYAL, VA
 PERMIT #83

<p>DECEMBER 7th Cookies & Crafts 6-9 pm \$2</p> <p>8TH Gen. Mtg. @ 9AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY WITH SANTA</p>	<p>JANUARY 12TH Gen. Mtg. @ 9 AM Pub. Rel. Mtg. after</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>	<p>FEBUARY 9TH Gen. Mtg. @ 9 AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>	<p>MARCH 8TH Gen. Mtg. @ 9 AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>	<p>APRIL 12th Gen. Mtg. @ 9 AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>	<p>MAY 10th Gen. Mtg. @ 9 AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>
<p>JUNE 7th Gen. Mtg. @ 9 AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>	<p>JULY 12th Gen. Mtg. @ 9 AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>	<p>AUGUST 9th Gen. Mtg. @ 9 AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>	<p>SEPTEMBER 13th Gen. Mtg. @ 9 AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>	<p>OCTOBER 11th Gen. Mtg. @ 9 AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>	<p>NOVEMBER 8th Gen. Mtg. @ 9 AM</p> <p>BINGO EVERY MON. AT 7 PM</p> <p>BREAKFAST 3RD SUNDAY</p>

POSF Information/ **FIRE DEPT INFORMATION**

Check the website for changes or updates.
<http://Shenandoahfarms.org>