

Shenandoah Farms

Fall Newsletter 2009

Election Time

Once again it is time to vote for the directors of our community. Please take a few minutes to look over the ballot and the instructions. Voting is a right of each property owner, please vote. If you have any questions call me at the office, and leave me a message. I will call you back when I receive the message. As our community continues to grow there are many issues that surface. Directors address the issues and arrive at solutions. The process takes many hours of involvement and study. Some issues are simple, others are complicated, regardless of the complexity, directors need your input. Understand the issues, ask questions, get to know the directors, use the directors as your voice, and make sure the directors know your concerns. Exercise your rights— vote.

SLOW DOWN!

Speed on the roads has reached a new level of unacceptable. What is it going to take? Ask yourself that question, there are so many answers. But one thing is for certain, Do you want to be responsible for some type of speed related accident? Let's try and simplify this issue---SLOW DOWN NOW!

Thanks

Ralph Rinaldi

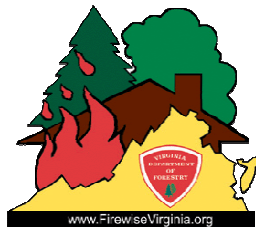
Chairman of PCSF

Reminder:

NO mud bogging & No Four Wheelers
are allowed in Shenandoah Farms - it ruins common property & roads
All Mud bidders & Four wheelers will be prosecuted!
Respect your neighbors & your Community!

Shenandoah Farms Is a Firewise Community

Property Owners of Shenandoah Farms, Inc.
 6401 Howellsville Rd.
 Front Royal, VA 22630
 540/837-2068



www.shenandoahfarms.org

Common Property Report

Willy Surface, Chairman

We need help from all of our residents! We have had some vandalism at our common properties such as Lake of the Clouds, someone destroyed our picnic table and threw it in the lake! We can't be everywhere at all times so we need the help of our residents to watch for and report to the sheriff any unusual behavior or suspicious activity at any common property you may see! Let's work on our neighborhood watch skills and report vandals, speeders, 4 wheelers, etc! Help us to help you enjoy your neighborhood to the fullest! During the Spring and Summer, families are outside more and you will see many outside activities. Please drive slowly through our neighborhood as children are outside playing everywhere and also it will help keep the dust down and give us all a chance to enjoy our community and all it has to offer. We are looking for volunteers to help us organize some outdoor projects around the common properties, so if you would like to donate some time or would like to volunteer for any project contact the office and we will get back to you with dates and times. We can always use volunteers! Call the office at 540-837-2068 and leave your name & telephone number. I will get back with you as to when committee meetings will be held.

ROAD COMMITTEE

Willy Surface, Chairman

I am planning on holding an Ice barrel volunteer day to prepare us for the winter months ahead, If you request an ice barrel for the winter please contact the office with your suggestions. I will be purchasing barrels and need to try to get an accurate count of how many more are needed! I will also be planning a day to place & fill these barrels so that we will be prepared whenever Winter does arrive! Please call the office if you can assist with this project!

SLOW DOWN! SLOW DOWN! Is always our motto, it helps save our road conditions, cut down on dust and makes a better environment for us all to enjoy! Also we are requesting that ALL residents clean out your driveway or property culverts, this helps the road condition and saves us all money! But only if you **CLEAN OUT YOUR CULVERTS!** . Don't forget, we have a General meeting every month. The dates are posted on website, bill boards located outside, and at HighTop bulletin board, POSF office and in the windows. Hope to you see you there!

Introducing The Newly Appointed Mountain View District Director

Hello, I am Lynda McDonough. I Am Pleased to represent You, The Property Owners of Mt. View District. I have been active with our community for 3 yrs., I was elected to our board as an alternate for Mt View District in '07-'08. My Husband and I live on Hightop Rd. Our family have been property owner's here since 1969. You may reach me at 540-636-4552.

If you have any questions, concerns or just looking for information maybe I could be of help. I am looking forward to meeting All of You Property Owners and Representing Our Community.

I would also like to Thank the Board of Directors for accepting my request to appoint me as a Director for Mountain View District.

Thank You
Lynda McDonough

2008-2009 POSF Board of Director

Board Officers:

Chairman- Ralph Rinaldi
Vice Chairman- Don Hoover
Treasurer- Cathie Johnson
Secretary- Lisa Blansett

Ridge District:

Director- Elsie Kirk
Director- Roger Roberts
Alternate-

Mountain Lake District:

Director- Lisa Blansett
Director-Cathie Johnson
Alternate-

Riverview District:

Director- Willy Surface
Director- Don Hoover
Alternate-

Mountain View District:

Director- Lynda McDonough
Director-
Alternate-

At-Large Positions:

Matt Pearson
Ralph Rinaldi
Patrick Skelley
David Coe

Recreation Committee

Lisa Blansett-Chairman

All activities this year have been well enjoyed by all, Please watch for our next activity as listed below! We would love to have you join us!

CALENDER 2009

September 26th & 27th 2009

_9am-3pm

Community YARD SALE

Call to reserve your space

540/837-2068

October 30th 2009-6pm-9pm

Halloween Party

December 4th, 2009- 6pm-9pm

Christmas

Crafts & Cookies with Santa

PUBLIC RELATIONS

Shenandoah Farms Annual Community Day was a huge success!

We would like to extend our Thanks to all participants and organizations that assisted in making this day a successful and educating event in our community!

Visit our website at www.shenandoahfarms.org to view a list of the volunteers and participants along with many pictures taken during this event! Thank you all!

Lisa Blansett

Public Relations Chairman

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David Coe, Owner
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Linden, VA 22642

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Co/Owner

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Front Royal, Va 22630

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Office & Fax: 540-635-7777

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Home Office 540.631.0036

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Clarification on POSF Membership

There seems to be a lot of controversy over who is a member of POSF, Inc. Membership into POSF, Incorporation is voluntary, NOT mandatory. Public Relations will start a Membership Book to maintain all records of property owners who wish to be an active **member of the Corporation**. To be a member you must fill out and return to POSF the following membership application. You must also be a property owner in good standing. Owning or buying property does not make you an automatic member of the corporation as membership is on a voluntary basis, not mandatory just because you own property. Being a member means that if anything is ever required to be mailed to **POSF Inc. Membership** or if anything needing a **vote of membership** comes up for a vote, then you the *voluntary member* would be on record and would be part of the membership which has a vote on the matter at hand. Being a member earns you no other privileges and obligates you to nothing other than the fact that you filled out your membership application and you voluntarily wish to be a member of POSF Inc. You maintain all the other privileges & obligations which all property owners and/or residents currently have. Being a member will add your information to the membership book and have you on record as a *Member of the Corporation of POSF, Inc.*

*Thank You, Lisa Blansett
Public Relations Chairman*

Voluntary Membership Form for POSF, Incorporation

I would like to add my name and information to Voluntarily become a member of POSF, Incorporation.

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Email: _____

The Property I own in Shenandoah Farms is: _____

Remarks: _____

Your signature*: _____ Date: _____

*I understand by filling out this membership application, that I voluntarily choose to be included as a member of POSF, Inc. I maintain all rights and privileges that every property owner has. I will however be included in any vote of membership which may arise within POSF Inc.

**Questions?
540/837-2068**



Membership Application to be filled out, Mark Outside of envelope with MEMBERSHIP and mailed to:

POSF, Inc.
6401 Howellsville Road
Front Royal, Virginia, 22630

Dear Property Owners of Shenandoah Farms (POSF),

In the last newsletter, an experiment on public opinion and participation was presented in the form of a questionnaire. Responses were collected in paper format and also electronically online. To us, your Board of Directors, your opinions and your participation are vital to the success of our community.

We, the Board, would like to thank those of you who supported this effort. Your responses, suggestions, comments, and concerns provide all of us with valuable information when faced with the difficult decisions regarding our community.

Out of approximately 1,900 newsletters, we received less than 75 responses. With a participation rate of less than 4% our results should be considered food for thought and not definitive answers to the concerns of our residents. Without a majority of property owners responding to the questionnaire, the results cannot be used as a sufficient tool to gauge community opinions.

With that being said, the collected responses to the questionnaire were as follows:

Question/Statement 1:

The roads in Shenandoah Farms are adequately maintained given the budget set aside for maintenance.

Result:

Overall, the responses were split down the middle with approximately $\frac{1}{2}$ of the respondents in agreement with the statement that given the resources the roads are adequately maintained while the other $\frac{1}{2}$ disagree.

Question/Statement 2:

Tar and chip projects should be undertaken in Shenandoah Farms.

Result:

The overall responses were in support of tar and chip projects with approximately $\frac{3}{4}$ in agreement and $\frac{1}{4}$ who disagree with undertaking this effort on POSF roads.

Question/Statement 3:

Would you support an ATV trail club that would allow Shenandoah Farms property owners to use the community roads in exchange for an annual permit fee?

Result:

The overall responses were split down the middle with $\frac{1}{2}$ that would support an ATV initiative while the other $\frac{1}{2}$ would not.

Question/Statement 4:

Residents not in the sanitary district should be required to pay POSF fees in order to have access to common properties.

Result:

The overall response was in support of this statement with approximately $\frac{3}{4}$ of respondents in agreement while $\frac{1}{4}$ disagree.

Question/Statement 5:

Residents not in the sanitary district should be required to pay POSF fees in order to help maintain and improve community roads.

Results:

The overall response was in support of this statement, approximately $\frac{3}{4}$ of respondents agree and $\frac{1}{4}$ disagree.

These questions and statements are examples of issues and/or concerns often brought to the attention of the POSF Board of Directors. We are confident that more than 4% of our community possess both good ideas and valuable opinions. We hope this exercise has reinforced the need for every resident's help to ensure that our community reflects our interests and goals. Please find the time to participate and invest in our future.

Best regards,

David Coe, Director-At-Large POSF

Election Time!!!

Let Your Voice Be Heard

- A director on the POSF Board 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.

Voter Qualifications

- Completed voter identification form (located below ballot)
- Voters must be of legal age
- Deeded lot fees and Sanitary District Fees paid to date

Voting Instructions

- Ballot and voter identification form must be completed in pen ink. If any part is not completed in pen ink, ballot will be disqualified.
- One vote per property owner. If two people own the same lot then both can vote, but only one ballot per voter. Please print a 2nd ballot if necessary.
- Property owners can vote for two At Large Directors, one District Director, and one District Alternate
- Vote cast for District Director/Alternate must be in the same district in which the property is owned
- If property owner owns lots in multiple districts choose only one district in which to vote. The voter identification form must contain the address and/or lot number of that district
- Ballots must be mailed or hand delivered to the office, no electronic ballots will be accepted (E-Mail, Faxes)
- All completed ballots must be received before the September 12th Annual Meeting is called to order at 9AM
- Nominations will not be taken from the floor

Please fill out your ballot on the following page and mail to :

**POSF. Inc.
6401 Howellsville Road,
Front Royal, VA 22630**

**Any questions feel free to contact
POSF Office at 540/837-2068**



2009 - 2010 BOARD OF DIRECTORS BALLOT

<p>Ridge District Sections: - Clarke County: A, B, River, Mountain Warren County: Ridge, Meadow, Chain Sprint, Patty Tract, Venus Branch, River Park, Camel Back, Quiet Oak, Timberline</p> <p align="center">Director (2 year term)</p> <p>Director - Roger Roberts (Incumbent) <input type="checkbox"/></p> <p>Director - Write In _____ <input type="checkbox"/></p> <p align="center">Alternate (1 year term)</p> <p>Alternate - Vacant</p> <p>Alternate - Write In _____ <input type="checkbox"/></p>	<p>Riverview District Sections: 1, 2, 3, 4, 5, 6</p> <p align="center">Director (2 year term)</p> <p>Director - Don Hoover (Incumbent) <input type="checkbox"/></p> <p>Director - Write In _____ <input type="checkbox"/></p> <p align="center">Alternate (1 year term)</p> <p>Alternate - Vacant</p> <p>Alternate - Carolyn Cox <input type="checkbox"/></p> <p>Alternate - Write In _____ <input type="checkbox"/></p>												
<p>Mountain View District Sections: 1, 2, 2B, 3, 4, 4R, 5</p> <p align="center">Director (2 year term)</p> <p>Director - Vacant</p> <p>Director - Cathy Remmers <input type="checkbox"/></p> <p>Director - Write In _____ <input type="checkbox"/></p> <p align="center">Alternate (1 year term)</p> <p>Alternate - Vacant</p> <p>Alternate - Write In _____ <input type="checkbox"/></p>	<p>Mountain Lake District Sections: 1, 2, 3, 4, 5, 6, 7</p> <p align="center">Director (2 year term)</p> <p>Director - Lisa Blansett (Incumbent) <input type="checkbox"/></p> <p>Director - Write In _____ <input type="checkbox"/></p> <p align="center">Alternate (1 year term)</p> <p>Alternate - Vacant</p> <p>Alternate - Vacant <input type="checkbox"/></p> <p>Alternate - Write In _____ <input type="checkbox"/></p>												
<p align="center">At Large: Includes all districts and sections</p> <table> <tbody> <tr> <td align="center">Director (2 year term)</td> <td></td> <td align="center">Director (2 year term)</td> <td></td> </tr> <tr> <td>Director - Patrick Skelley (Incumbent) <input type="checkbox"/></td> <td></td> <td>Director - David Coe (Incumbent) <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Director - Write In _____ <input type="checkbox"/></td> <td></td> <td>Director - Write In _____ <input type="checkbox"/></td> <td></td> </tr> </tbody> </table>		Director (2 year term)		Director (2 year term)		Director - Patrick Skelley (Incumbent) <input type="checkbox"/>		Director - David Coe (Incumbent) <input type="checkbox"/>		Director - Write In _____ <input type="checkbox"/>		Director - Write In _____ <input type="checkbox"/>	
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Director - Write In _____ <input type="checkbox"/>		Director - Write In _____ <input type="checkbox"/>											

Voter Identification Form

Date: _____ 2009

District: _____

I am the current owner of Lot(s)†: _____

Name: _____

Signature: _____

Address: _____

Phone: _____

E-mail*: _____

† - If unknown will be found using the address on the form

* - Optional field

2009 — POSF Office Hours

Open — Fridays
11am—6pm

Holidays the office will be closed if they fall on a Friday.

- o Day after Thanksgiving
- o Christmas Eve
- o Christmas Day
- o Day after Christmas

Bad Weather Policy -

Office will be closed for bad weather. This will be based on school closing policy/announcements.

**YARD
SALE!!!**

Shenandoah Farms Community

YARD SALE

Residents reserve table \$5.00 each table

9:00am-3:00pm

Saturday, September 26th 2009

&

Sunday September , 27th 2009

Come and join us! Earn some extra money!

**“One man’s Junk is always another’s
TREASURE!”**

Come join the fun!

Call to reserve your table today!!!

540/837-2068

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