

Shenandoah Farms



Winter Newsletter 2008

Hope the summer has been good for you, and your family.

Once again we are close to the end of the fall season This is a time to take inventory of the things you should have for winter. These items range from tire chains to firewood. Everyone's situation is different as far as individual needs, but one thing is for sure if you are not prepared for winter storms you may be putting yourself and someone else in harms way. Please pay attention to the news and weather forecast. Being prepared can make a winter storm easier to get thru without too much inconvenience.

Snow removal begins at 4" of snow on the ground and the snow has stopped falling. 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. Please try to stay out of the way of snow plows. Our goal is to get the roads open as soon as possible. We strongly suggest that you have tire chains for use during snow and ice situations. Parking on roads will hamper the plowing efforts. If you call the office you will most likely get the answering machine, please speak slowly, leave your name and phone number, and a brief message. We will check for messages on a regular basis. Sometimes the timing of snowfall is during the "rush in or out" this presents major challenges. Our contractor is well prepared for this season, and we are confident he will do his best. Please be prepared!! If elderly or handicapped homeowners need assistance, please contact the office and leave your name and address at the office so that we can have someone push your driveway.

We will begin planning for the 2010 budget please check the website for info; we will also keep you updated thru the newsletters. Your best source of info is the website as it is updated often. Below is a survey concerning some road wants and needs. Please fill it out and return it to the office promptly. This info helps us in the budgeting process.

If you should ever need to talk to me please call the office and leave a message. I will return your call promptly. Look forward to the challenges of the upcoming year.

Ralph Rinaldi
Chairman

Please fill this out and return to POSF office.

If a plan was put in effect to pave the main roads, how much money would you be willing to pay each year in addition to your current fees.

\$40.00 \$50.00 \$60.00 \$70.00 \$80.00 Other _____

I would not want roads paved _____

I would want roads paved _____

Name of your road: _____

Comments _____

POSF Office — 6401 Howellsville Rd., Front Royal, VA 22630

Ph: (540) 837-2068

Fax: (540) 837-2068

Email: Shenandoah farms@Comcast. Net

www.shenandoahfarms.org

Common Property Report

Willy (Nun-ya) Surface --- Chairperson

Hi! I want to introduce myself. My name is Willy Surface (some of you might know me as Nun-ya). I have lived in Shenandoah Farms for the past 12 years. I have been a POSF Board Member for the past 3 years. I have met a lot of you at the common property areas; I do the security patrol voluntarily for the common areas.

POSF has budgeted to do some work on Lake of the Clouds and Spring Lake this coming year (2009). We will be installing a spillway/overflow on Spring Lake and on Lake of the Clouds we will be correcting the low impression on the spillway.

We are asking all property owners to help keep common areas clean by picking up trash and putting it in trash cans. I would like to give a big **THANKS** to Frank Vaerewyck for pulling the picnic table out of Spring Lake.

We had a fun filled day creating the acoustic sound boards for the Community Center. Several Property Owners revealed their creative and artistic side. We all need to **THANK** David and Lisa Coe for suggesting and heading up this project. Also **thanks** to all of those who came and created. Your work is hanging on the walls.

We can always use volunteers for the Common Property committee; so 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.

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.



POSF MEETING SCHEDULE

2009

All Saturday meetings are open to property owners. They are held at the community center

6401 Howellsville Rd.

Front Royal, VA 22630

Meeting begins at 9:00 a.m.

For directions call (540) 837-2068.

January 10th

Feb 14th

March 14th

April 11th

May 9th

June 13th

July 11th

Aug 8th

Sept 12th - Annual Mtg.

Oct 10th

Nov 14th

Dec 12th

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- Cathie Johnson

Alternate-Roger Roberts

Mountain Lake District:

Director- Lisa Blansett

Director-

Alternate- Catrina Settle

Riverview District:

Director- Willy Surface

Director- Don Hoover

Alternate- Chris Lichvar

Mountain District:

Director- Dees Schools

Director- William Perry

Alternate- Shannon Mc Gann

At-Large Positions:

Matt Pearson

Ralph Rinaldi

Patrick Skelley

All Property Owners are encouraged to join our Yahoo Message Board,

It's located at <http://groups.yahoo.com/group/shenandoahfarms/>.

On this message board there are meeting and activity reminders, as well as useful information affecting property owners in Shenandoah Farms. There is a link to the message board on our homepage <http://shenandoahfarms.org>.

PUBLIC RELATIONS

Lisa Blansett, Chair

POSF has completed our 2008-2009 Elections. We have many new faces on the Board of Directors. We welcome Roger Roberts, Catrina Settle, Chris Lichvar, William Perry, Shannon McGann.

We would like to thank Joy Feldmeier, Jim & Gail Larkin, and Lynda McDonough for their service to the Board and community.

We would also like to thank the community for such a grand turnout on completing the ballots and turning them in this year. The community involvement during this election was exceptional! **Thank you all!**

POSF will be re-establishing a committee that we have not had the volunteer participation to staff. The **Nominating Committee**, will be accountable for establishing rules, regulations, requirements, ballot format and guidelines for anyone interested in serving on the Board for Shenandoah Farms. Another task will be finding candidates for the ballot. Through this committee's work POSF expects that our next election will run much smoother and align more with Warren County guidelines.

If you or someone you know would be interested in serving on the Nominating Committee, contact the POSF office at 540-837-2068 and leave your name, telephone number. The Chairperson will contact you.

We are always looking for new faces, new ideas and lots of energy! So if you have any time to commit we would very much encourage you to join any committee that you may find interesting to you.

Committees

Road — Willy Surface, Chairperson
 Finance — Cathie Johnson, Chairperson
 Common Property — Willy Surface, Chairperson
 Public Relations — Lisa Blansett, Chairperson
 Planning — Don Hoover, Chairperson
 Recreation — Lisa Blansett, Chairperson
 Nominating — Shannon McGann, Chairperson

Contact POSF Office at 540/837-2068 or shenandoahfarms@comcast.net for information or to volunteer or join a committee.

Finance Committee

Chairperson: Cathie Johnson

You need to realize that the Budget is a guideline for spending, and it may be adjusted as needed throughout the year. The plan is very conservative since our new construc-

tion starts are at an all time low

Below is the 2009 Budget for POSF as recommended by the Finance Committee and approved by the Board on October 23, 2008.

As you can see over 60% is allocated to road expenses.

EXPENSES	2009
POSF	
Recreation Committee	4,000.00
Public Relations	
Community Day	4,000.00
Newsletter	3,500.00
Common Properties	
Community Center	15,000.00
Lakes and Dams	36,000.00
Landscape/Mowing	12,500.00
Utilities	3,000.00
Road Committee	
Pipe	20,500.00
Stone	50,000.00
Labor	200,000.00
Revenue Sharing	10,000.00
Snow Removal	30,000.00
Bush hog road banks	20,000.00
Mud abatement	10,000.00
Erosion studies	5,000.00
Administration	
Accountant	3,500.00
Insurance	9,000.00
Legal Fees	3,000.00
Office Manager	15,000.00
Taxes	1,000.00
Telephone/Internet	2,000.00
Office Expenses	5,000.00
VML Principal	30,000.00
VML interest	20,000.00
Reserve	5,000.00
TOTAL	\$517,000.00



Over the River and Through the Woods to Grandma's House We Go.....
Mmmmm!! What is that I smell? Is it chocolate chip cookies? Sugar cookies?
I think it's the family's favorite Christmas recipe?

Come share the fun—you know —getting together with friends and baking treats.
There is only one rule “all the broken cookies are eaten while they are still warm”
I will bring the milk and you can put on a pot of coffee..

OK so you can't bake—you can do some Christmas crafts

Annual Cookies and Crafts Night

December 5, 2008

6pm-9pm

Where:

POSF Community Center
6401 Howellville Rd

Master Baker — Elsie Kirk



**Mrs. Claus
Kitchen**



Secret Visitor for the Kids!!!
Bring your cameras!!!

Come and Join Us for the Annual Christmas Caroling 2008 — Sponsored by Junior Shipe, POSF and SFVFD

Everyone will meet at POSF Community Center — Saturday **December 6th 2008** — **6PM—10PM**

Caroling, **Hayride**, Bonfire, and Hot Chocolate

We will be caroling through Shenandoah Farms on the Hay-sleigh
Wear your gloves, mittens, scarves and coats!!



Rain date will be Saturday December 13th, 2008



Fire Season

**Fall
Spring**

**Oct. 15th through Nov. 30th
Feb 15th through April 30th**



Officials with the Virginia Department of Forestry (VDOF) remind everyone to be careful with outdoor fire any time of the year but especially during the fall and spring seasons when the risk of a fire escaping is greatest.

John Miller, director of resource protection, said, “Fall fire season runs through November 30th. Each autumn, after the leaves turn color, they dry out and fall to the ground creating ‘fuel’ for a wildland fire. As humidity levels drop and winds increase this time of year, it doesn’t take long for a fire to escape.”

Already this year, Virginia has had more acres burn than in each individual year during the last 45 years. From Jan. 1, 2008 to Oct. 7, 2008, there have been 1,243 wildland fires that have burned 25,734 acres of privately owned land in the Commonwealth. (For comparison sake, during an average year in Virginia 1,270 fires burn a total of 10,500 acres.)

VDOF records indicate that humans cause more than 95 percent of wildland fires – the bulk of which are preventable.

In addition to taking safety precautions to prevent a debris burn,

campfire, or hot ashes from a woodstove or fireplace from escaping and becoming a wildland fire, Miller also noted that motorists should also avoid parking their vehicles in piles of dry leaves. “The undercarriage of a recently driven vehicle is hot enough to ignite a fire that will not only burn the leaves below but the vehicle as well,” he said. “Pay attention to your surroundings and keep an eye on the weather so that you don’t become a wildland fire statistic.”

Property Owners of Shenandoah Farms

Firewise Community 2008

VDOF offers “Free”

Individual Firewise Home Assessments

**to schedule an appointment
Contact Gena Williams
540-810-7732**

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 and Virginia Code Title 46.2-915.1.
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 from one-half hour before sunrise to 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 Code Title 35.1 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. Barbeques 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 untagged dirt bikes are not allowed at the recreational facilities or common properties. See Virginia Code Title 46.2-915.1.
8. No alcohol beverages allowed on any POSF common properties at any time.

Reminder:

NO mud bogging is allowed in the Farms - it ruins common property.

Colder Weather Tells Us to “Get Ready for Winter”

Winter Preparedness Week is Dec. 4-10, 2005

With the mild winters we have experienced recently, it's easy to forget the dangers that face you and your family during severe winter weather. Ice storms and blizzards can knock down power lines, freeze water pipes, prevent you from traveling and create deadly driving conditions. Now is the time to "Get Ready For Winter" before severe weather arrives.

"If a major winter storm were to hit your area, you might need to stay in your home without utilities for several days," said Michael Cline, state coordinator for the Virginia Department of Emergency Management. "It's vital that you have the food, water, medicine and emergency supplies that everyone in your home would need during that time. It's also important that everyone knows how to be safe outside and drive safely on the roads during winter weather."

Virginia Department of Emergency Management has created the "Get Ready for Winter" section of its Web site at www.vaemergency.com to help you learn more about potential hazards and how to prepare for them. Below are some of the most important things to know:

Key Supplies to Have at Home

- You should have at least a three-day supply of food that won't spoil and three gallons of water per person, a battery-powered radio, a flashlight, extra batteries and a first aid kit.
- If people in your home need prescription or over-the-counter medicines, have an extra supply of those as well.
- Plan for those with special needs that might need to stay in your home without utilities after a storm. Those with special needs could include the elderly, the disabled and the medically frail.

Cold Temperatures

- Pay attention to the wind chill temperature in weather forecasts. As the wind increases, it draws heat from the body, making it feel much colder. For example, if the temperature is zero and the wind is blowing at 15 mph, the wind chill is 19 below zero. At this wind chill temperature, exposed skin can freeze in 30 minutes.
- Wear loose fitting, lightweight, warm clothing in several layers. Outer garments should be tightly woven, water repellent and hooded.
- Wear a hat, as half of your body heat is lost through the top of your head. And, mittens that are snug at the wrists are better than gloves.
- Don't stay outside for extended periods in the cold.

Shoveling Snow

- Shoveling snow is surprisingly hard on your body. Research has shown the energy used to shovel snow is similar to playing singles tennis or speed walking at 5 mph. If there is any reason that shoveling snow might be dangerous for you, such as a heart condition, consult your doctor before picking up a shovel.

Road Safety

- Tell someone at home (a friend, relative or co-worker) you are taking a trip, where you are going, the routes you will

travel and when you expect to arrive.

- Before you leave town, fill your gas tank. While traveling, frequently refill the gas tank.
- Don't get on the road without a winter travel survival kit. Your kit should include items such as a cell phone, blankets or sleeping bags, water, high-calorie foods that don't require refrigeration or cooking, a flashlight with extra batteries, and a first aid kit.
- If your vehicle breaks down, pull as far off the road as possible. Your greatest personal danger at this point is being hit by passing cars.
- Stay in the car if visibility is poor. You may become disoriented and lost while wandering in a snowstorm, making it more difficult for rescuers to find you. If you have a cell phone, call for help.

Keeping Warm

- Make sure your walls and attic are properly insulated. Caulk and weather-strip doors and windowsills to keep cold air out. Install storm windows or cover windows with plastic from the inside. Protect pipes from freezing by wrapping them in insulation and letting faucets drip a little.
- Fireplace and wood stove chimneys should be inspected annually. Burning wood leaves a flammable residue inside the chimney, which needs to be cleaned by a professional.
- Consider buying emergency heating equipment, such as a wood- or coal-burning stove or a kerosene heater. Having a backup heating source is important if you lose power in your home.
- Kerosene and propane heaters should be kept at least three feet away from any combustible substance like furniture, blankets and rugs. They should be set on an uncarpeted floor and supervised at all times. Never substitute one type of fuel for another.
- Wait for a heater to cool before refueling it. Kerosene can cause a fire if it comes into contact with a hot surface.
- Generators should always be operated outdoors. Do not operate generators in any space that is even partially enclosed like a garage, crawl space or basement. Open windows and fans do not provide enough ventilation to prevent the buildup of carbon monoxide gas.

Crisis Heating Assistance

- The Virginia Department of Social Services is also providing help for those with heating emergencies through its Energy Assistance Program. The Energy Assistance Program is available to help households in heating emergency situations with primary heat security deposits, utility heating bills, repair/replacement of heating equipment, primary heating fuel or emergency shelter. Those wishing to request assistance can see if they qualify for the program by visiting www.dss.virginia.gov/benefit/ea/index.html or calling the DSS Information and Referral Line at 800-230-6977.

Additional information about how to "Get Ready for Winter" is available at www.vaemergency.com.

Blue Ridge Educational Center

54 A. Chester St.
P.O. Box 1820
Front Royal, Va. 22630

Carol Olson, *LLCSW*
Director
(540) 631-9503

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Our pets will be our friends for always and always and always!

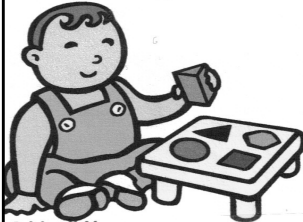
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JIM'S



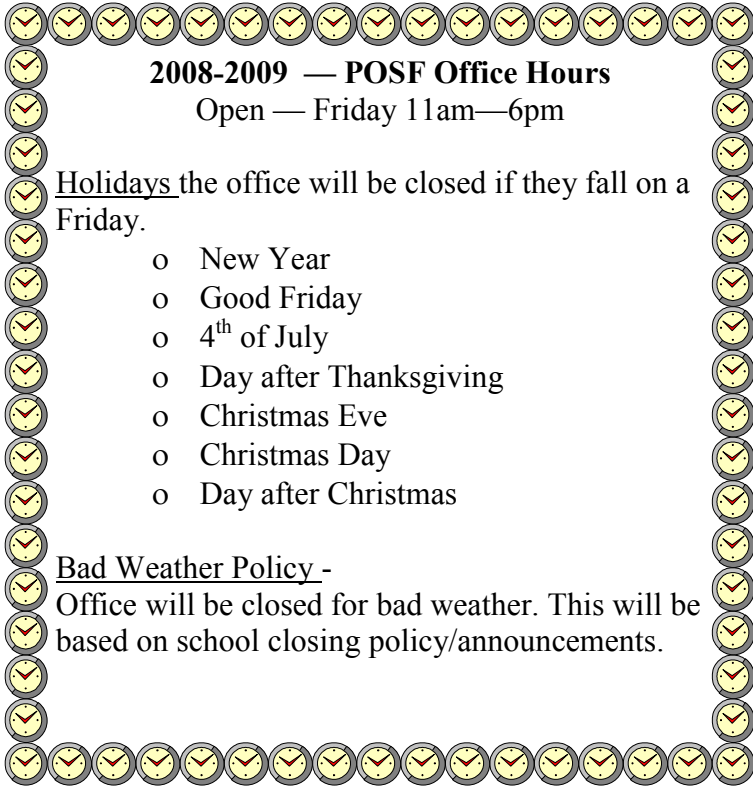
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★ ★ ★

26 Shenandoah River Lane
Front Royal, VA 22630

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

Price increase affective January 1, 2009 for advertising in POSF, Newsletter and on website
POSF office will send out notices of the new prices in January 2009.



2008-2009 — POSF Office Hours

Open — Friday 11am—6pm

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

- o New Year
- o Good Friday
- o 4th of July
- 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.

Shenandoah Farms Volunteer Fire Dept.

BINGO Every Monday night @ 7pm

Membership meeting

2nd Tuesday every month @ 7:30pm

All you can eat Breakfast

3rd Sunday every month 8am -noon

Come join the fun!

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