

Shenandoah Farms



Hello,

It is that time of year again, election time. The board has many positions open on the board, both director and alternate. We are always searching for a property owners that would like to serve on the board and assist in the governing of our community. I know that with the county taking over maintenance of the roads that it might seem that the Board doesn't have anything to do anymore, but that couldn't be farther from the truth. Now that we no longer have that responsibility we can turn our attention to the community as a whole, namely the many recreational possibilities that are neighborhood has, i.e. fishing and boating at Lake of the Clouds, Spring Lake, and at one of the three river lots that we have; Concerts at the John Shipe Jr Amphitheater; Upgrade of the playgrounds. We could always use fresh ideas from the people that would benefit most from these areas. Please take the time to fill out the ballot contained in this newsletter and add your name to one of the vacant seats if you feel like helping out in Shenandoah Farms.

Sincerely,
Matt Pearson
Chairman

**BALLOTS ENCLOSED!
2011-2012 BOARD OF
DIRECTORS FOR
PROPERTY OWNERS
OF SHENANDOAH
FARMS**



**BE A VOICE FOR
YOUR
COMMUNITY!!
CAST YOUR
VOTE TODAY!**

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

**Shenandoah Farms
Is a
Firewise
Community**



www.shenandoahfarms.org

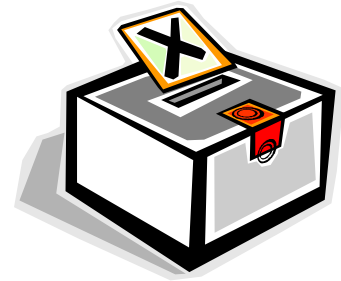
POSF Board of Directors

The Property Owners of Shenandoah Farms, Inc. is currently seeking individuals to fill various available Board Of Director positions. If you are willing to share your experiences and are committed to the success of our community - **we need you!**

Thank you,
Ralph Rinaldi
Director At Large
Nominating Committee Chair



VOTE TODAY!
**BE A VOICE FOR YOUR
COMMUNITY!**



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.
- Each district is represented by 2 Directors and 1 Alternate
- Directors serve two year terms and elected on alternate years.

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

If you have any questions while filling this ballot out, please call 540-837-2068

If an error is made while filling out the ballot please contact the POSF Office for a new blank ballot or visit the POSF Website, <http://shenandoahfarms.org> and download/print a new copy.

2011-2012 BOARD OF DIRECTORS BALLOT

<p><u>Ridge District Sections:</u> - Clarke County: A, B, River, Mountain <u>Warren County:</u> Ridge, Meadow, Chain Sprint, Patty Tract, Venus Branch, River Park, Camel Back, Quiet Oak, Timberline</p> <p style="text-align: center;">Director (2 year term)</p> <p>Director – Vacant <input type="checkbox"/> Director - Write In _____ <input type="checkbox"/></p> <p style="text-align: center;">Alternate (1 year term)</p> <p>Alternate - Vacant Alternate - Write In _____ <input type="checkbox"/></p>	<p><u>Riverview District Sections:</u> 1, 2, 3, 4, 5, 6</p> <p style="text-align: center;">Director (2 year term)</p> <p>Director – Don Hoover <input type="checkbox"/> Director - Write In _____ <input type="checkbox"/></p> <p style="text-align: center;">Alternate (1 year term)</p> <p>Alternate - Carolyn Cox <input type="checkbox"/> Alternate - Write In _____ <input type="checkbox"/></p>
<p><u>Mountain View District Sections:</u> 1, 2, 2B, 3, 4, 4R, 5</p> <p style="text-align: center;">Director (2 year term)</p> <p>Director – Cathie Remmers <input type="checkbox"/> Director - Write In _____ <input type="checkbox"/></p> <p style="text-align: center;">Alternate (1 year term)</p> <p>Alternate - Vacant Alternate - Write In _____ <input type="checkbox"/></p>	<p><u>Mountain Lake District Sections:</u> 1, 2, 3, 4, 5, 6, 7</p> <p style="text-align: center;">Director (2 year term)</p> <p>Director – Vacant <input type="checkbox"/> Director - Write In _____ <input type="checkbox"/></p> <p style="text-align: center;">Alternate (1 year term)</p> <p>Alternate - Vacant <input type="checkbox"/> Alternate - Write In _____ <input type="checkbox"/></p>

At Large: Includes all districts and sections

Director (2 year term)

Director – Roger Roberts
 Director – Patrick Skelley
 Director - Write In _____

<u>Voter Identification Form</u>
Date: _____ 2011
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

Hello,

Again I have a chance to place an article in the POSF newsletter which is another opportunity to share information with Sanitary District Residents. I would like to give you a little update of what I am working on. In June our contractor completed working to open up clogged ditches and pipe culverts, hopefully in many situations this will help with the runoff of future rains but it also allowed us to identify pipes that need repair or replacement. As of July 1st our new road maintenance contracts are in place so I am working on putting together a list of maintenance and repair needs to be completed during the summer and fall months. In addition to the maintenance contracts I also now have an on-call survey services contract in place which will allow for the location of right of way and property boundaries on future road improvement projects. Bid requests are also due in August for snow removal contracts for the upcoming winter. The combination of these contracts will provide more resources in the upcoming year to perform the needed work on the road system.

The road and drainage study is moving along, the initial inspection phase has been completed, and the design phase is underway. During the inspection phase a detailed inventory of the existing road system was logged, road widths, pipe sizes and locations and the location of private entrances were the primary items noted in the inspections. I hope to soon have a date to provide to you for the public meeting where residents can get involved and provide their input and experiences.

As always, please feel free to contact me or visit the website www.warrencountyva.net (click on Shen. Farms Sanitary District under departments) if you have any questions or comments you would like to share. I can be reached at (540) 636-3783, or by email at cfisher@warrencountyva.net. In the event of a road related emergency you can call the Warren County Sheriff's Department at (540) 635-4128; they will assess the situation and contact me in the event I need to respond.

Thank you,
Chris Fisher

2011 POSF Annual Children's Halloween Party Saturday October 22nd



Pumpkin patch, hayride, balloon artist, station games, costume contest and this year, introducing a magic show presented by "Joe the Show".

Spooky Fun for all....

5:00 to 8:30

Shenandoah Farms Community Center
6401 Howellsville Road, Front Royal VA

Cost is \$2.00 per person without hayride, \$3.00 per person with hayride; tickets will be sold at main entrance.

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 alcoholic beverages allowed on any POSF common properties at any time.
9. No mud bogging allowed in Shenandoah Farms nor on any common properties. Violators will be prosecuted.

COMMON PROPERTIES

By Common Properties Chairman: Willy Surface

Please help to keep our common properties clean & safe. Please report any necessary repairs and/or any vandalism you may notice when you are visiting our community common areas. We are currently having an issue with mud bogging & trespassing on our common properties, this is a serious issue and the Warren County Sheriffs office is also aware of this problem and they are assisting POSF with monitoring all activities. If anyone is caught either on road or off-road vehicles abusing common properties you will be fined and the vehicle impounded. You will also be charged with restoring the grounds back to original condition.

Do you know some of the benefits you have as a Shenandoah Farms resident?
You can access our common properties, lakes & playgrounds as long as you have a
Shenandoah Farms sticker displayed.

Also as a resident you are able to rent the POSF Community Center
for your Birthday Parties, Picnics, Family Reunions or any event that you wish.

When you rent the community center you gain access to
the large room with many tables & chairs, kitchen facilities including microwave, refrigerator & stove.
Two Restroom facilities, back patio with 8 picnic tables under a covered patio
and large yard for picnics and/or BBQ's.

We have had many successful events and also many family rentals of the community center!
Keep that in mind when you plan for your upcoming baby showers, graduations, birthday parties etc!!!!

Call the office at 540/837-2068 or see our website at

shenandoahfarms.org

for the rental forms and info!

Enjoy all your community has to offer!!!



**SHENANDOAH FARMS
VOLUNTEER FIRE DEPARTMENT**
6363 Howellsville Road
Front Royal, Virginia 22630
Phone: 540-837-1290
Fax: 540-837-2430
www.sfvfd.com



Dear Shenandoah Farms Residents,

In an effort to reduce non-emergency response from fire and rescue please call your county non-emergency dispatch number (Clarke 540-955-1234) (Warren 540-635-4128) and notify dispatch if you are having a controlled burn.

During times of severe weather, please respect the high water signs and **DO NOT** move them or proceed past them. It places you and the emergency responders in great danger.

Test your smoke detectors weekly and change your detector batteries every spring and fall.

Always feel free to stop by the station, bring the kids to look at the engine, wagon, ambulance 6-1, ambulance 6-2, the brush truck, and the utility. We have plastic red firefighter hats and stickers!!!

Fundraisers

Breakfast buffet- sausage gravy, eggs, bacon, french toast, pancakes, baked apples, scrapple, fried potatoes, made to order omelets, and much more!!!!

Breakfast is every 3rd Sunday of the month from 8am-12:00!!!!

Adults are \$6.00, children 6-12 \$3.00, and children 5 and under are FREE!!!!!!

Karaoke- Once a month, July 23rd and August 27th!!!!!! Bring your friends and family for good music and all together a good time. Karaoke will be BYOB, ID will be required. You can purchase tickets at the door!!!! We will have the Kitchen open also!!!! \$5.00 per person!!!!

Shooting Match- Special shoot will be Saturday July 30th at 1:00!! No bore check, scopes are allowed, and 36" max barrel length.

Regular shooting matches will start again on September 16th, Every Friday starting at 7:00 p.m. Shots are 2 for \$5.00, or 1 for \$3.50. Prizes include meats (ex. Bacon, sausage, steaks, roast rounds, pork chops, etc.) and cash!!!! The last round of the night is the West Virginia round, it is \$5.00 a shot, and it is a winner takes all.

SFVFD
All You Can Eat
BREAKFAST
3rd Sunday of every
month
8AM-Noon
\$6 Adults
\$3 children 3-12 yrs
Shenandoah Farms
Volunteer
Fire Department
6363 Howellsville
Rd
Front Royal, VA
22630
40/837-2068



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.

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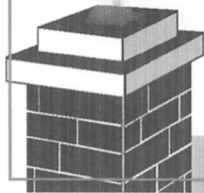


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Chris Fisher
Sanitary District Manager
Shenandoah Farms
Sanitary District
126 East Second Street
Front Royal, Virginia 22630
Tel: (540) 636-3783
Fax: (540) 636-3517
Email: cfisher@warrencountyva.net

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www.heritagerealestate123.com



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brendabrownrealtor.com



Each ERA® Office is Independently Owned & Operated

2011 — POSF Office Hours

Open — Thursdays
10am—2pm

Bad Weather Policy -

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

Messages left at office 540/837-2068 will be monitored closely and many times during inclement weather.

Shenandoah Farms has a Sanitary District Manager who is responsible for road maintenance and concerns in Warren County. Please retain his contact information so you can contact him with any questions or concerns you may have. Clarke County residents can continue to contact the POSF office with questions or concerns. Thank You.

Chris Fisher

Sanitary District Manager

Shenandoah Farms

Sanitary District

126 East Second Street

Front Royal, Virginia 22630

Tel: (540) 636-3783

Fax: (540) 636-3517

Email: cfisher@warrencountyva.net

**2011-2012 BALLOTS ENCLOSED!
CAST YOUR VOTES TODAY!**

PRRST STD
U.S. POSTAGE PAID
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PERMIT #83

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