

Shenandoah Farms

SUMMER
Newsletter 2006

**POSF MEETING
SCHEDULE**

2006

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.

JAN 14th

FEB 11th

MARCH 11th

APRIL 8th

MAY 13th

JUNE 10th

JULY 8th

AUGUST 12th

SEPTEMBER 9th
ANNUAL MEETING

OCTOBER 14th

NOVEMBER 11th

DECEMBER 9th

PUBLIC RELATIONS COMMITTEE

Hello Neighbors,

Well it's that time of year again, the Annual Meeting. It is time for all property owners to either re-elect your representative to the board or elect someone else to represent you as a Director on the Board. Each district in Shenandoah Farms has two Directors and one alternate, plus there are four At-Large Directors. Each year one of the two directors is elected as well as the alternate in each district, and two of the At-Large Directors.

This year the following Directors are up for re-election:

Ridge District: Director – Elsie Kirk; Director— Vacant;
Ridge District Continued: Alternate – Cheryl Spencer
Riverview District: Director – Vacant; Alternate – Vacant
Mountain Lake: Director – Vacant; Alternate – Vacant
Mountain View: Director – Vacant; Alternate – Vacant
At-Large: Director – Ralph Rinaldi; Director - Matt Pearson

For those vacant seats, if you or someone you know would like to be director on the board, please write their name in. The person with the most votes in that district will become the Director. Each of us is a volunteer; we belong to one or more committees, and take time out of our busy lives to make sure that issues in the community are addressed. Please take the time to fill out the ballot at the end of the newsletter and either mail it back to the office or drop it off. Ballots will be accepted until the Annual Meeting is called to order.

The annual meeting will be held on September 9th at 9AM in the community center located at 6401 Howellsville Rd. Each committee chairperson will brief you on what has been happening this year. We all hope to see you there.

Thank you,

www.shenandoahfarms.org

Shenandoah Farms Newsletter

6401 Howellsville Rd.
Front Royal, VA 22630

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

Email:
Shenandoahfarms
@adelphia.net

Recreation Committee

Chairperson: Lisa Blansett

We have been busy! POSF has a new park area down at the end of Treasure Island for all Shenandoah Farms Families to enjoy! Picnic, Volley Ball games, Baseball and more are great activities to have down at the park, If you haven't visited this newly renovated area Please do so you will enjoy it!! Hats Off to Junior Shipe for an Excellent Job!! If you would be interested in community events being held or community ball games we will help organize them if people want to participate! Call us today and let us know!!

The Recreation Committee of Shenandoah Farms has been participating in several different activities, Ruth held another POSF yard Sale which was a success, the new fee for rental of the tables during the yard sale will be \$3 per table, watch the calendar for the next date. we continue to hold our monthly Creative Memory Crops, which has also added a new addition of Stampin' Up, The Stampin Up rep comes to join us every other month or two to combine a Creative Memories-Stampin Up workshop. They have both been successful and Lots of Fun! Come Join us we always welcome new people!

The Recreation committee held a Mary Kay Make Over night, this too was a lot of fun and we hope to do another one soon, Pampered Chef held an Open house and also a Candle Lite Open House was held. People are coming out just to meet their neighbors. We are always looking for ideas that people would like to do to bring our community together. Shenandoah Farms Fire Department is working towards meeting with us to plan more activities as a community! They to can use all the volunteers the community has! We would love to have many more activities for the families of Shenandoah Farms. We encourage all new families and all longtime residents to participate in Recreation 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 to take advantage of, lets put it to work for us all!

Current Activities:

August 19TH, 2006-YARD SALE

8:00AM -2:00PM -Table rental is \$3.00 per table. We invite crafters, a bake sale table, and any one that would be interested, please call Ruth with any questions, and to make your reservations. Ruth 540/837-2068

September 2nd, 2006-12pm-3pm

Labor Day Picnic at Spring Lake-POSF will be holding a community picnic at Spring Lake, We will have Fishing contest for all ages, sack races, Hot Dogs, Drinks Watermelon and More! Details are still being finalized! Hope to see you there!

September 13th, 2006 7pm

Planning meeting for POSF for the Halloween Party, VOLUNTEERS NEEDED!_To continue to keep our activities a success we need volunteers to help, there are just a few of us trying to make these activities work and it is getting hard to keep up, Please help!!

October 27th, 2006 -6:00pm-9:00pm

POSF Annual Halloween Party, Costume Contests, Games, Pinata's and Fun!!! We are still in the Planning stages of this, Please come and join us! Volunteers needed!

November 2006-See attached flyer-poll for the activity pending for November!!!

December 1st, 2006 6pm-9pm

POSF Annual Christmas Cookies & Craft Night- 6pm-9pm Come Join us all in a Fun evening for families, We make & Bake Christmas Goodies and make ornaments and crafts, Loads of Fun!

* Other events to be determined we will post all events on board outside POSF on Howellsville road. If you would like more info 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 to big or 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! Would you be interested in scheduling an event? Cook outs, parties, family nights, Activities, clubs, Card Games? Call 540/837-2068.

To better serve our community the Recreation Committee is looking for New Ideas and Suggestions. Please fill out the attached survey so we know more what needs our community has! Thank you for your time! Lisa, Ruth & Elsie, POSF Recreation Committee.

Please complete and return this form to POSF Mail Slot or mail to POSF 6401 Howellsville Road, Front Royal, VA 22630

November of 2006 POSF Rec would be willing to hold a Parents Night Out, You can have a 4 Hour night of babysitting services for flat fee of \$10 a child, the \$10 will include a meal, a movie and fun games, activities and crafts for your child while parents Christmas shop, go out for dinner or whatever you would like to do. In order to plan this event we must have interested people, we must have at least 10 reservations received by September 30th, 2006, otherwise this event will not be held. Interested or Make a reservation? _____

What events or activities would you like the Recreation Committee to consider?

What is your opinion of past events that POSF Recreation Committee has held?

What can we do to improve our community and make it a better place for the Families and kids of Shenandoah Farms?

Thank you for your time & effort! If you would like to join the volunteers in this community please fill out your name and contact info to include with this survey!

Sheriff's Office
Warren County
540-635-4128

Clarke County
540-955-1234



Joy Feldmeier
The Joy of Cleaning

(540) 635-8630 Home
(571) 243-4487 Cell

Residential
Free Estimates

MEMBERSHIP FORM

Name: _____

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

Phone: _____ Email: _____

District: _____ Section: _____

Lot #: _____

I have paid the required dues for the current year.

I have a change of address, please make the necessary corrections for your files.

I have a tenant residing in my property in Shenandoah Farms, 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

Shenandoah Farms Newsletter

**BOARD OF
DIRECTORS**

Ralph Rinaldi—
Chairman/At Large

Don Hoover
Vice Chairman/River
View

Cheryl Spencer—
Treasurer/Ridge

Lisa Blansett -
Mountain Lake

Dee Schools-
secretary/Mt. View-

Elsie Kirk -
Ridge

Patrick Skelley -
At Large

Matt Pearson -
At Large

James Crim -
At Large

**CHAIRMAN OF THE BOARD
RALPH RINALDI**

Seems like the summer is moving fast this year, before one realizes it will be Fall.

New property owners need to prepare for this winter; in the next newsletter we will have some helpful hints. During the next few months you may want to check out equipment such as snow blowers, generators, and your car or truck. The first snow fall can be as early as late October, so check your mechanical equipment soon.

The Board of Directors has been considering borrowing money to begin Tar & Chipping road surfaces. This should be wrapped up soon. I hope we can present our findings and decisions at the Annual Meeting this September.

During the last round of road work there was several close calls when coming up on our road workers. Please SLOW DOWN we all have a tendency to speed up as the road conditions improve, but driving too fast for conditions can cause accidents. Think about it!

Hope to see you at the Annual Meeting. Enjoy the rest of the summer and be safe.

Ralph Rinaldi

KEN EVANS
Bus: (540) 683-9680
E-Mail: kenevans@mris.com

SHARON CALES
Bus: (540) 635-1661
E-Mail: sharoncales@mris.com

Weichert
Realtors

824 John Marshall Hwy., Front Royal, VA 22630



A1 CREATURE CARE
Big & Small
·Where no creature goes unnoticed·

Licensed, Bonded, and
Insured
Cell 703-597-4723
Cell 540-683-6219
Home Office 540-631-0036
Email
A1creaturecare@Adelphia.net
<http://petsit.com/members/creature>



ROAD COMMITTEE

Chairman: Matt Pearson

Hello neighbors,

Here is your trivia, what are the top seven issues that I hear about every month. I'll have the answer to that at the end of the article. For now, please enjoy the road report.

The road committee has completed the following road work since the last newsletter. Drummer Hill from Mt. Lake Dr to Venus Branch Rd; Tar and chipped Drummer Hill from Mt. Lake, down the hill to the creek, and up the hill to the first driveway; Recapped the High Top Tar and Chip section; As well as put a new road into the recreation area off of Treasure Island Ln, this included putting in a VDOT approved apron off of the cul-de-sac; Completed major road work on Reynolds and Elsea's Farm; Removed the majority of old culvert pipes; And finally, we did some major work in our quarry off of Heaven's Tree Trail to get some more fill material for future road projects.

Of the projects submitted to Warren County for the Revenue Sharing Program, only one has not been rejected: Old Oak - Manor to Venus Branch. Warren County advised that this is number 6 on their priority list. They also advised that High Top Rd off of Freezeland was included from the 2003 Rural Route Addition Submission. This would put High Top Rd from Freezeland to Blue Valley under State Maintenance. Farm View, Fellows, and Youngs were all rejected by the Revenue Sharing Program Review Committee due to limited sight lines.

I have noticed that some our street signs are missing. If your street sign is missing, please contact the office at 540-837-2068 and 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.

Once again I hear from a lot of you through e-mail, phone calls, or just driving around the farms, but rarely do I see you all at a meeting. In years past the meetings were full of violence and shouting, not anymore, the community has changed, you all should take an active roll in where our community is going. We'd love to hear your ideas in person. Also, the road committee is looking for volunteers, please give the office a call or attend one of the General Meetings and let me know if you want to volunteer.

Now the answer to the trivia:

1. Driveway culverts/ditches are the responsibility of the home/property owner to keep clean of debris. Debris includes tree limbs, leaves, rocks, gravel, as well as trash. It is also the responsibility of the homeowner to repair or install there own driveway culverts. If you do not have one or it is damaged, it is your responsibility to pay for this.
2. Road Frontage is the responsibility of the home/property owner to keep trimmed and clear of obstructions. Trees limbs should be kept cut at least 15 feet above the road, bushes should be kept out of the right of way (At least 5 feet from the edge of the road). Rocks/boulders, fences, planters, railroad ties, and anything else that is put next to the road should be moved at least 5' away from the ditch/gravel line. The right of way on the majority of our roads is 50 feet wide, this means that from the center of the road 25 feet to the left and 25 feet to the right. Please keep it clear.
3. ATV's, four-wheelers, three-wheelers, dirt bikes are all considered by POSF Rules as well as Warren County Code to be illegal on our roads. It is up to you all to stop this activity, the Warren County Sheriff is unable to do anything about these violations, and the board of directors can not be on every road every second of every day. However, you are able to go down to the magistrate and swear out a warrant against anyone you witness tearing up your roads. It's our money they are wasting. You pay a yearly fee with your real estate taxes to cover the road maintenance.
4. Speeding - the speed limit as recognized by POSF Rules is 20MPH, the majority of you drive over that by a good amount, you have no care for others using the road, I've been run off of the road by residents and builders alike. If you are driving on the down hill side of the road, move over to allow those coming up the hill the right of way. Also, there is no passing on our roads unless someone pulls way off and waves you around.

ROAD COMMITTEE Continued:

5. Ignoring of flagmen during road maintenance. It has been reported to the board that many people are ignoring the flagmen that are out during road construction/maintenance. I have advised the road contractor that if this occurs to take down the license plate number and sex of the driver so that we can report them to the sheriff for prosecution.

Flagmen are there for your protection, please respect them.

6. Driveway Paving - If you are going to pave your driveway, please make sure that your paving contractor does not extend your driveway out into the road and that you stay on the property side of the ditch line. Also, please ensure that your paving contractor does not put any piles of asphalt into the road. Our road contractor is still willing to install your new driveway pipe for free if you purchase the pipe and we are doing work on your road.

7. Dust - Please do not put mulch down on the road to control the dust. When the mulch mixes with the gravel and fills in potholes during grading this will cause the pothole to come back. If you have a problem with the dust, use your garden hose to spray water on the road. Please do not go overboard, just use a minimal amount of water.

Thank you,
Matt Pearson
Road Committee Chairman

UNDER NEW OWNERSHIP
BJ'S CAFE
HOME COOKING



**COME TRY OUR DAILY HOME COOKED
LUNCH & DINNER SPECIALS**

MONDAY-THURSDAYS	4 AM.- 9 PM.
FRIDAY	4 AM.- 11 PM.
SATURDAY	8 AM.- 11 PM.
SUNDAY	9 AM.- 7 PM.

EAT IN OR TAKEOUT
BLUE MOUNTAIN & HOWELLESVILLE RD.
FRONT ROYAL, VA. 22630
(LOCATED NEXT TO SHENANDOAH FARMS GROCERY)
540-622-2696

POSF Rules and 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.
- 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.

Common Properties



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 to utilize the common

- Obtain your vehicle decal from the office. You will need to supply the year, make, model, color, and tag number of your vehicles. The security patrol will be auditing for decals when they are patrolling the common areas.
- 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 or rear window of your vehicle.

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

IN CASE OF EMERGENCY
DIAL 911

FALL WILDFIRE SEASON IN VIRGINIA
OCTOBER 15TH TO NOVEMBER 30

\$50.00 per year per advertisement. Each ad will be "Business Card" size.

ADVERTISE WITH US!

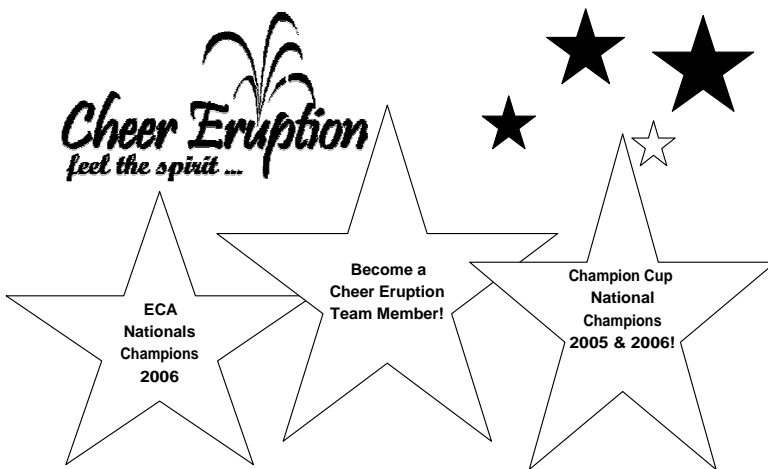


LISA BLANSETT
REALTOR

Campbell Realty

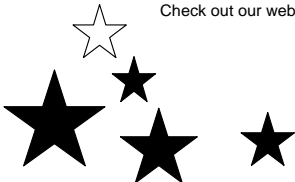
408 South Royal Avenue
Front Royal, Virginia 22630
Business (540) 636-2971
Fax (540) 636-8084
Residence (540) 636-1071

Each Office Is Independently Owned And Operated



- ❖ What is Cheer Eruption All-Star cheerleading?
A Cheerleading Training Facility, offering instructional classes, stunting, tumbling, and competitive teams for all ages and abilities.
- ❖ What are the coaches' credentials?
Cheer Eruption staff are NCSSE, AACCA, ASEP, USAG, Bronze & Silver Level NFHS and CPR certified. Cheer Eruption cheerleaders train with the most knowledgeable coaches in the area! Coach Anne, the owner of Cheer Eruption, is a state director for the National Council for Spirit Safety and Education. She trains & safety certifies coaches in the United States, Canada the UK, & Malaysia. Coaches from England came to Cheer Eruption to train in April 2006! Coach Anne also judges competitions worldwide – this year she judged cheer competitions in Wales, Scotland, and Malaysia!
- ❖ What if I've never cheered before and don't think I can make a team?
Teams for all levels and abilities – everyone will be placed on a team. Local and traveling teams!

Check out our website or call for more information!



222-1 Admiral Byrd Dr.,
Winchester, VA
540.678.1777
www.cheereruption.com

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

BOARD OF DIRECTORS

Ralph Rinaldi – Chairman/At Large
Donald Hoover – Vice Chairman/Riverview
Cheryl Spencer – Treasurer/Ridge
Lisa Blansett—Rec. Chairperson/Mountain Lake
Dee Schools-Secretary/Mountain View
Elsie Kirk / Ridge
Patrick Skelley -Common Prop. Chair./ At Large
Matt Pearson - Road Chairman /At Large
James Crim/ At Large

Membership Application

Date: 2006

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, 2006

2006 – 2007 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

- Elsie Kirk:** Director _____ (2 year term)
- Cheryl Spencer:** Alternate _____ (1 year term)
- Director _____ (1 year term)
- Write In _____

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

- Director _____ (2 year term)
- Alternate _____ (1 year term)
- Write In _____

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

- Director: _____ (1 year term)
- Alternate _____ (1 year term)
- Write In _____

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

- Director _____ (1 year term)
- Alternate: _____ (1 year term)
- Write In _____

At Large:

- Ralph Rinaldi:** At Large—2 year term
- Matt Pearson:** At Large—2 year term
- Write In _____

Notice to all property owners in Shenandoah Farms

The board of directors is considering borrowing \$2,500,000 to fund two major issues facing our community. The first issue is the Lake of the Clouds Dam. The Department of Conservation and Recreation – Dam Safety has issued us a conditional permit for the past few years on this dam due to the decay of the overflow pipe. They have requested that we replace or slip line this pipe. The cost is approximately \$300,000 to slip line the pipe. The Board must also do a couple of other fixes to this dam and Spring Lake Dam to be issued an Operational Permit. The total cost to fix both dams will be approximately \$500,000. Since we have to borrow money anyways, the board decided that perhaps now would be a good time to tar and chip the main loops. The road chairman went out and received bids from our current road and tar and chip contractors for this work, that bid was approximately \$2,000,000. The bid covers preparation and tar and chip for the following roads:

Old Oak Ln	Venus Branch Rd
Drummer Hill Rd	Mt. Lake Rd
Pine Ridge Dr	Copenhaver St.
Western Ln	Farm View Rd
Youngs Dr	Fellows Rd
High Top Rd	Crossway Ln
Vaught Dr	Cindys Way

The board is advising all property owners of this prior to our signing the loan papers and request that if you have any comments to please attend the Annual Meeting on September 9th at 9am.

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

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

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