

Shenandoah Farms



Sanitary District Manager Report Chris Fisher, Sanitary District Manager for Warren County

Hello,

I would like to thank the POSF for the opportunity to post an article in this newsletter. We have moved out of the winter season into a very rainy spring. The primary focus I had for the spring was to get drainage working properly and to get the roads graded and stone applied. The heavy rains this spring has made it a difficult task. There has been a lot of added work and re-work due to storm damage and the runoff/flooding that has taken place. We are continuing to work to get the roads and culverts back into good working condition. First focus is to get the existing drainage working. I knew coming into this job there were many portions of the road system that had sub-standard drainage but the recent rains have brought much more of it to light. I have either spoken to or visited with many residents and I hope to get a lot of the issues addressed in the Road and Drainage Study so I have a good plan moving forward with road improvements. It is looking more and more like the initial focus of road improvements will be upgrades to the drainage system.

In addition, with spring comes the return of the roadside vegetation creeping in on the roads and reducing sight distance at intersections. I currently am working on receiving bids and setting up my new maintenance contracts for F.Y. 2011-2012 which starts on July 1st 2011. I have added additional equipment to the bid list this year such as mowing and brush cutting equipment so in the upcoming year I will have more resources available to address the roadside vegetation.

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
Shenandoah Farms Sanitary District Manager

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

Hello Neighbors,

I hope that this newsletter finds you well and enjoying the spring/summer. The new sanitary district agreement between the Warren County Board of Supervisors and the POSF, Inc Board of Directors has been finalized and signed. It took 10 months, but between the two organizations we have the best agreement possible. Here are some highlights of the new agreement:

1. The Warren County Sanitary District Manager, Chris Fisher, is responsible for maintenance, repairs, upgrades, and snow removal on all Sanitary District Roads in Shenandoah Farms.
2. The Sanitary District Manager is responsible for the lakes and dams within the District, i.e. inspections, keeping them up to state standards.
3. POSF, Inc. is responsible for maintenance, landscaping, and mowing on all common properties in the community.

POSF, Inc. is the advisory board to the Sanitary District manager and Warren County Board of Supervisors.

Prior to receipt of Sanitary District Funds, POSF, Inc. must show proof that we have reimbursed a portion of total expenses. This procedure reflects the make up of the community where 94% of the lots are in the Sanitary District and 6% are in Clarke County. Each month the Treasurer reviews the bills paid by the Sanitary District and reimburses the S.D. that amount.

POSF, Inc has also received approval for our Fiscal Year 2011 - 2012 Budget. We initially requested \$95,000 from the Board of Supervisors, but were later informed that we needed to reduce that amount to \$71,500. The total POSF, Inc Budget is \$76,063.83, which means that POSF, Inc must reimburse the District \$4,563.83 in order to receive the \$71,500. There is a stipulation in the agreement that allows POSF, Inc to request additional Sanitary District Funds from the Warren County Supervisors if POSF, Inc is unable to raise the funds to reimburse the District. The reason for this stipulation is that of the 200 lots not in the District only 78 have a deeded lot fee; this fee ranges from \$15 to \$75 per year. POSF, Inc is working with those property owners to find other options to raise funds from these lots.

The other issue covered in the agreement is the use of Sanitary District Funds outside of the district. The Virginia Attorney General provided an opinion that as long as the funds benefit property owners within the district then it was okay to use the funds outside of the district. Also, if the area was in another county than the county with the district must get approval from that board of supervisors. The Warren County Board of Supervisors received approval from the Clarke County Board of Supervisors to use funds on the Shenandoah Farms Community Center and common property lots located in Clarke County. These lots include the Amphitheater, playground near the amphitheater, and Shenandoah River Lane Boat Landing.

The Sanitary District manager requested and received a \$15 increase to the Sanitary District Fee. Mr. Fisher has promised that all funds raised by this increase will go towards improvements within the District. You have already seen this increase on the Real Estate Tax bill received in May. The new rates are \$240 for an improved lot and \$205 for an un-improved lot.

The Sanitary District manager is keeping the community updated by sending a mass e-mail to all property owners that have provided him with their e-mail address. I forward this message to the POSF, Inc Message Board hosted by Yahoo. If you would like to be in the loop on these updates you can forward your e-mail address to Mr. Fisher at cfisher@warrencountyva.net or you can join the POSF Message Board at <http://groups.yahoo.com/group/shenandoahfarms/>.

The Board and I are committed to working with the Sanitary District Manager. All Board members are property owners in Shenandoah Farms and it is our goal to assist Mr. Fisher in his work for the betterment of the community. The Board and I hope to see you at one of our General Meetings held the 2nd Saturday of each month at 9AM in the Community Center located at 6401 Howellsville Rd. right next to Shenandoah Farms Volunteer Fire Department.

Thank you,
 Matt Pearson
 Chairman
 POSF, Inc.

CLOSED DUMPSTER

Warren County refuse/recycle collection sites will be closed on Wednesdays for the remainder of the fiscal year. This action was determined necessary by the Board of Supervisors of Warren County during their recent budget preparation process. The Wednesday only closure is expected to save the County approximately \$46,000 during the upcoming fiscal year and help avoid more drastic action such as employee layoffs at the convenience sites.

All Warren sites are closed on Wednesdays, however, the only site struggling with these closures is the site at Shenandoah Farms. Residents are still dropping off trash and debris which is causing a strain for the employees who work this site. Fines will now be implemented and violators will be prosecuted. Please assist with this problem and do not continue to use this site on Wednesdays. Thank You,.

LITTER & FINES

We are also struggling with a larger amount of litter on the sides of our roads and also large trash dumping on some common areas and roadside dumping. Shenandoah Farms residents have approached the Board of Directors and asked for their assistance in reminding all residents to **“Please Respect Our Community”** and also one another. Littering is a finable offense, \$50-\$500 fines, and violators will be prosecuted as it is becoming a health issue and also an eyesore within our community. Please report violators to the Warren or Clarke County Sheriffs Office. We do have a group of residents volunteering in collecting trash off roadsides and also a few residents collecting the tires found randomly dumped thru out the area. These volunteers are using their vehicles and gas to remove the tires and take them to County landfill.

THANK YOU! To the residents who are willing to assist and serve in our Community! We need more people like you and it will help us enjoy our community even more!! If you would like to join this group of volunteers, please email or call the office and we can help you join this group and

Willy Surface
Common Property Chairman

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
540/837-2068

Recreation Committee Cathy Remmers-Chairman

5th Annual Community Day, Saturday June 4 , 2011
11:00 am to 3:00 pm, No cost to Shenandoah Farms Residents

Halloween Party with pumpkin patch and hayride, Saturday October 22, 2011
4:00 pm to 7:00 pm, \$2.00 per person

Annual Christmas Cookie and Craft Night with Chorus Hayride, Saturday Dec 3, 2011
5:00 pm to 8:00 pm, \$2.00 per person

THINK GREEN! REDUCE REUSE & RECYCLE!
SHENANDOAH FARMS IS GOING GREEN! OUR SEASON NEWSLETTER WILL BE ELECTRONIC FOR 3 ISSUES & ONE WILL BE PRINTED AND MAILED ANNUALLY. THIS IS TO REDUCE COSTS AND HELP THE ENVIRONMENT ALSO.

Wanted: Nominations for the 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!** Since our election in September is quickly approaching, if you are interested in volunteering your time, resources and energy to the community by running for an available position, please submit a letter of interest or address inquiries to Ralph Rinaldi, Nominating Committee Chair, c/o the office at shenandoahfarms@comcast.net

Thank you,
 Ralph Rinaldi
 Director At Large



Common Property Report
 By Willy Surface
 Common Property Chairman

Hello Residents,

With Summer approaching quickly the same issues are also arising quickly! I need the assistance of all residents to catch & stop the residents who are driving across our dams on 4 wheelers and trucks. This hobby can cost every resident more money as the damages these people are doing will cost POSF to repair and also will cost a lot more money as every repair will have to meet the newest dam regulations.

Please contact the sheriffs office immediately when you see any of this type of activity! Help us to help you! We are also having a lot of trouble with alcohol at the lakes, along with people parking on Spring Lake Dam both activities are prohibited by state law. Residents are damaging treasure Island rec lots by doing donuts, mud bogging etc.

I need everyone's help in correcting these problems before it hits us all in our pockets if you see any of this behavior call the Sherriff's office immediately at 540/635-4128.

I am trying to collect volunteers to assist us with a few chores needed at our common properties.

1. tree trimming by the community center
2. repair concrete flooring in kitchen of community center
3. Cattail removal at Spring Lake

Also anyone interested in volunteering around the community anytime is greatly appreciated. We do have a few residents who walk and pick up litter as they walk, we have some who actually collect debris around our common properties and road ways and dispose of it at the dumpster. We had volunteer community assistance with the tire removal thru out the Farms.

Thank You all and Hope to get some assistance with these needed chores as to keep our budget as tight as possible and keep the money in our roads! If you are interested in volunteering, please contact the POSF Office with your contact information and we will contact you with the volunteer agenda date & times.

Thank you, Willy Surface
 Chairman of Common Properties

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

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 bar b ques.

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!!!

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 residents using motorized vehicles on the dam at Lake of the Clouds, this is a serious issue and the Warren County Sheriffs office is also aware of this problem and they are assisting POSF with monitoring anyone driving on the dam. If you are caught on the dam with ANY type of vehicle, either on road or off-road vehicle, you will be fined and the vehicle impounded. You will also be charged with restoring the grounds back to original condition.

CREDIT FOR FIREWISE PROGRAM

Did you know that any time you remove fallen or dead trees from your property or the surrounding properties POSF can obtain credit hours with Department of Forestry to help us with our Firewise programs. Keep track of the hours and number of people you use to clean up dead or fallen trees and turn into POSF office so we can count your efforts as "in-Kind" hours towards our upcoming projects thru Virginia Department of Forestry. Any time you clean up trees, leaves, limbs & debris that could be flammable in and around your house, you are reducing the risk of a forest fire and also keeping the "fuel" reduced that makes these fires blaze out of control. Everyone should pitch in and be responsible for their properties and help reduce forest fires! Protect your environment and improve the picturesque settings we live in!

THANK YOU!!


On a positive note:

Thank You!! You guys are great!

I would like to Thank all the residents who have been assisting their neighbors during all these storms we have been beaten with. Also please remember to clean your culverts out frequently to help keep the water flowing in the ditches and off the road ways. Keeping culverts cleaned out will help tremendously!

Thank You,
Willy Surface
POSF Road Chairman

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.




*Not just serving your neighborhood,
but a resident as well.*

819 James Madison Highway
Warrenton, VA 20186
Office: 540-351-0900
Cell: 540-336-0276
Fax: 540-351-0669
Email: clintspitzer@yahoo.com
www.heritagerealestate123.com



Clint Spitzer
Realtor

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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SHARON CALES
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SharonCales@earthlink.net

Visit us at:
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824 John Marshall Hwy.
Front Royal, VA 22630

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HOWELLSVILLE 

UNITED METHODIST CHURCH



510 Hardesty Road
Front Royal, VA 22630

Just below Shenandoah Farms Grocery Store,
off Howellsville Road. Look for blue sign.

PASTOR JOANNE OSBORNE

SUNDAY SERVICE: 9AM
SUNDAY SCHOOL: 10:30AM

For more information, call (540)-636-7165

Blue Ridge Educational Center

321 S. Royal Ave.
P.O. Box 1820
Front Royal, Va. 22630

Carol Olson, LCSW
Director
(540) 631-9503

www.blueridgeeducation.org

CAROL OLSON, MSW
Licensed Clinical Social Worker

Individual, Couples and
Family Therapy

(540) 635-6119

64 Chester St.
Front Royal, VA 22630

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.

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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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