

# Shenandoah Farms

WINTER  
Newsletter 2006

**BOARD OF  
DIRECTORS**

Ralph Rinaldi-  
Chairman/At Large

Matt Pearson- Vice  
Chairman/At Large

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Lisa Blansett -  
Rec./Common  
Prop.-  
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Jim Larkin-  
Mountain Lake

Diane Davis-  
Mountain Lake

Dee Schools-  
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Joy Feldmeier-  
Mt. View

Elsie Kirk - Ridge

Anne Rose- Ridge

Patrick Skelley -  
Common Prop.-  
At Large

Don Hoover-  
Riverview

Willy Surface-  
Riverview

Gail Larkin-  
Riverview Alt.

James Crim -  
At Large

**CHAIRMAN OF THE BOARD  
RALPH RINALDI**

Fall is a great time of year, especially in this area. The leaves have changed, and fallen. But as with any season the fall has its drawbacks. Leaf raking, time change and cold nights are a reminder that our next season is around the corner.

Winter is around the corner and this season can also be a great time, school closings, sledding, snowmen, power outages and slick roads. This is a REMINDER for all of us to get prepared.

Car and trucks preparedness like; tires, chains, wiper blades, full tank of fuel, lights and batteries. In your car a few survival items could get one out of a dangerous situation...blankets, boots, extra clothing, socks, sweatshirt, sweater and coveralls. Some survival food in your car or truck might come in handy. Energy bars, candy bars, canned fruit, trail mix and canned meat. Drinking water, first aid kit, working flash light, and a cell phone might also be of value.

On the home front, one should have enough food, beverages and medical supplies for several days. Check your equipment make sure you have batteries, lamp oil, extra lamp wicks, know where you are going to set candles and lamp, goes without saying keep these away from table cloths, drapes/curtains, and other combustibles. Remind children that these are temporary lighting devices and also fire hazards. During power outages in the past we have all seen reports on the news, "Fire started by candles" PLEASE BE CAREFUL.

Communications become important during storms and power outages remember cell coverage may be poor, cordless phones require power. A plug in phone will work without power.

Well I've probably left out many other items. As I was writing this article, I realized that I am not fully prepared. Please get prepared. The reasons are obvious. Remember not being ready may position you and others in a bad spot. If you have any questions or need any help in getting prepared call me, or call Emergency Services. I believe they have a things to do list, probably a lot better than my article, but these things I've mention work for me. Remember people don't plan to fail, they fail to plan.

HAVE A GREAT CHRISTMAS AND NEW YEAR AND STAY SAFE.

Ralph Rinaldi  
Chairman

6401 Howellsville Rd.  
Front Royal, VA 22630

Ph: (540) 837-2068  
Fax: (540) 837-2068  
Email:  
Shenandoahfarms  
@adelphia.net

**www.shenandoahfarms.org**

Shenandoah Farms Newsletter

# Recreation Committee

Chairperson: Lisa Blansett

The Recreation Committee is having a Blast working with the Holidays!! This is our favorite time of the year! The Halloween Party was held October 27<sup>th</sup>, 2006 down at the POSF building! We had a Great turn out!! The kids had so much fun and received so many goodies, We had a wonderful turnout!! Special Thanks go out to all the Volunteers who helped to make this Party a success!! Shenandoah Farms Volunteer Fire Department has worked with us for the last two years to make sure this Party is fun for the community! Thanks SFVFD for all your efforts, time and Hard WORK!! Also a Special Thanks to Jason Barker for his great donation of the Lollipop Tree! It is adorable and the kids loved it! Thanks Jason!

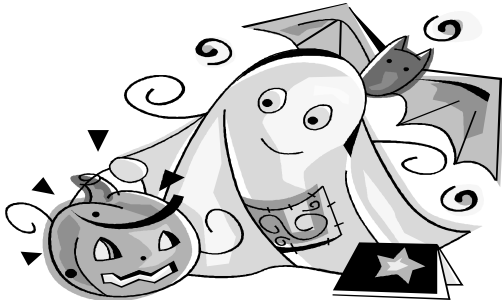
Our Creative Memories Crops, (Creative Memories is a scrap booking program) have been a success, we have all made new friends, met more of our neighbors and discussed having more activities that have been created at these fun gatherings!

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 too big or small!! We would like to have Craft Shows, Children Activities, Fund Raisers, Holiday Activities, we just need participation and ideas!! Call us 540/837-2068.

The Rec Committee of Shenandoah Farms is always looking for new ideas and new faces. 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 Rec 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 take advantage of, lets put it to work for us all!

Would you be interested in scheduling an event? Cook outs, parties, family nights, Activities, clubs, Card Games? Call 540/837-2068 or email Lisa at [friendlmb@hotmail.com](mailto:friendlmb@hotmail.com).

I would like to thank these three ladies for organizing the Trick or Treating in the neighborhood, Joanne Beverly, Emma Thompson and Shannon Judd. I live on Youngs Drive and our whole street was involved, it was fun and the children were in some interesting outfits. We had 46 children and 25 adults. We hope we can do it again next year. Elinore Surface





Fat Lady



Costume parade



Fortune teller



# HALLOWEEN 2006

Mummy wrap



Dracula



**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: \_\_\_\_\_

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**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

**POSF MEETING  
SCHEDULE  
2006 / 2007**

All Saturday meetings are open to all property owners. They are held at the community center beginning at 9:00 a.m. For directions you may call (540) 837-2068.

DECEMBER 9th 2006

JAN 13th

FEB 10th

MARCH 10th

APRIL 14th

MAY 12th

JUNE 9th

JULY 14th

AUGUST 11th

SEPTEMBER 8th AN-  
NUAL MEETING

OCTOBER 13th

NOVEMBER 10th

DECEMBER 8th

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

IN CASE OF EMERGENCY  
DIAL 911

Sheriff's Office  
Warren County  
540-635-4128


Clarke County  
540-955-1234

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

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

**Weichert**  
Realtors

624 John Marshall Hwy., Front Royal, VA 22630



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Home Office 540-631-0036  
Email  
A1creaturecare@adelphia.net  
<http://petsit.com/members/creature>



# ROAD COMMITTEE

**Chairman: Matt Pearson**

Hello neighbors,

Winter is almost here, so it's time to do what? Why, get your tire chains and studded snow tires ready. That's right, all you newcomers to Shenandoah Farms, you will need tire chains and/or studded snow tires to get around our lovely mountain in the winter. While typically the road contractor will have all or most of the roads plowed before the state gets out to do Howellsville and Blue Mountain Roads, we usually don't start to plow until there is at least 4" to 6" of snow on the roads, so for all of you early commuters, tire chains are what you will need to get out to the state roads. Also, make sure that when you're driving around in the snow that you watch out for those people removing or installing their tire chains. You can usually see them parked along the side of the road with their flashers on. Please drive slowly and carefully. Also, for those elderly or handicapped residents, the road contractor will plow your driveway for you if you call the office and leave your name and address; the phone number for the office is 540-837-2068.

For your information, we have two areas in the Farms with Tar and Chip, High Top and Drummer Hill Roads, please do not spread calcium (ice/snow melt) on the tar and chip areas of these roads. This will damage the road and cost money in the spring to repair them. Also, the road contractor is putting more barrels with stone dust for icy conditions out on the steep portions of the roads, please use them, and don't steal them.

I was notified in October that the County and VDOT re-evaluated Fellows Dr for addition into the Rural Road Program. They have decided to go ahead and allow this road into the program. So we will have portions of two roads added into the state program: High Top Rd from Freezeland to Blue Valley and Fellows from Howellsville to Youngs. The hope of the state, county, and board is that this will move the bus stop at the intersection of Howellsville and Fellows onto Fellows making it safer for the children picked up at this stop.

The loan for tar and chip of the main loops is being re-looked at due to steps the county is requiring us to complete prior to moving forward with a request for the funds. Unfortunately, at this time it would be almost impossible for POSF to meet the requirements of the county and the bank.

Here is what we've worked on since July of this year: The board approved road work on Reid Dr, High Top Rd, Lake Dr, Huck Finn, Cindy's Way, Vaught Dr, and re-grading of the main loops: Old Oak, Western, Copenhaver, Pine Ridge, Mt. Lake, and Drummer Hill.

I have noticed that some of 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. It appears that some signs are disappearing more often than others, the board is working to find out why.

The road committee would like to wish all of our neighbors a Happy Holiday Season and the hope for a great New Year. We look forward to seeing you at one of the General Meetings next year.

Thank you,  
Matt Pearson  
Road Committee Chairman

Happy Haven Child Care



## Quality Care

**All Ages; Full Time & Part Time  
Private, in-home child care  
Shenandoah Farms; Resident  
Licensed in Warren County  
References Available**

540.837.2525

Contact Teresa Nooner to schedule an appointment or to request an information package!

## UNDER NEW OWNERSHIP BJ'S CAFE



**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**

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## 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

# 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

COMMON PROPERTIES REPORT

by Lisa Blansett, Chair person

[friendlmb@hotmail.com](mailto:friendlmb@hotmail.com)

POSF is working with the Department of Forestry to make Shenandoah Farms a Fire Safe community. We have received Grants from the Forestry Department to include the Dry Hydrant signs and repairs, chipping, brush cutting and opening our Fire Breaks to help control forest fires and House number signs to make the community easier for our Volunteer Fire Department to assist homeowners and make our roads easier for the Fire Trucks and rescue equipment to travel. This has been a great asset to our community and we are working towards the programs that the Forestry Department will assist us with next year, and keep improving our community!

I hope everyone has seen the new signs posted at a few entrances to the Farms. Frank Journey had the signs made up for us and also posted the signs with landscaping efforts and all, Frank also “styled” our shrubbery at mailboxes and made a wonderful improvement in our curbside appeal! Thank you Frank for all your hard work and efforts in helping to keep our community so manicured and putting forth all your efforts! Great Job!

If you have visited any of our lakes or Treasure Island common area you should have noticed our new additions. Standing grills have been placed at all three areas and we are hoping to add more family oriented equipment to these areas so that they can be enjoyed by our residents! We live in a wonderful area, we all need to enjoy and appreciate all our community has to offer! If you have any ideas or suggestions feel free to contact us at anytime! We welcome your input!

POSF is continuously working to improve our situation with the Dams and Lakes to bring them up to standards required by the State. We will keep the community informed of any progress we make with this through our newsletters we are currently at the engineering and study stage. We also would like to thank Willy Surface for all his hard work and efforts in keeping up with the Common Areas, and monitoring the Lakes and Dams. Thanks Willie! We all appreciate your efforts!



## 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.

**PROPERTY OWNERS OF SHENANDOAH FARMS INC. IS NOW ACCEPTING BIDS FOR 2007**

CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN INSURANCE, TAXES AND EQUIPMENT

ALL BIDS MUST BE RECEIVED BY JANUARY 1 2007

**Road contractor** is responsible for grading, ditching, laying stone, and installing culvert pipes. Road contractor must have a grader, a dozer, dump truck, and a backhoe. Road contractor will work with the Road Chairman to provide cost estimates for each project that comes up during the year. Shenandoah Farms currently has approximately 80 miles of gravel roads. Please provide hourly rates for each piece of equipment and laborers that might be employed during the year on the bid.

**Office Assistant** is responsible for answering the phone, voicemail, and e-mail. Maintaining the database to include updates. Update the website with meeting minutes, scheduled activities, board changes and any other updates as needed. Inspect community center before and after rentals and to notify the board of any issues if necessary. Maintain and record all petty cash funds. Keep board members informed of any issues that arise. For a more detailed listing of this position, please see the website at <http://shenandoahfarms.org> in the Classifieds Section.

**Janitorial** duties are to be completed twice a month before each board meeting. Bi-Monthly Duties include: mopping all floors, vacuuming all rugs and carpets, dusting inner and outer office, cleaning the bathrooms. Duties to be completed once per month include: dusting the ceiling fans and corners and washing the windows.

**Landscaping** contractor is responsible for mowing all common areas which include the office, John Shipe Park, tennis court area, Treasure Island, Spring Lake and Lake of the Clouds, and the fire pond every two weeks. This also includes cutting of the backs of both dams twice a year.

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

# ADVERTISE WITH US!

**Century 21**  
**Campbell Realty**  
408 South Royal Avenue  
Front Royal, Virginia 22630  
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Fax (540) 636-8084  
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Champion Cup National Champions 2005 & 2006!

- ❖ **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](http://www.cheereruption.com)

**MARY KAY**

WANDA BLEVINS  
Independent Beauty Consultant

36 Beech Road  
Front Royal, VA 22630  
540-636-3996  
540-514-9479  
wblevins@marykay.com  
[www.marykay.com/wblevins](http://www.marykay.com/wblevins)

**Property Owners of Shenandoah  
Farms, Inc.**

6401 Howellsville Rd.  
Front Royal, VA 22630

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