

# Shenandoah Farms

## Winter Newsletter 2009

Howdy Neighbors,

I have been elected to replace Ralph as Chairman of the Board. These are big shoes to fill and I will hopefully do as good a job as he has done over the years.

Winter is fast approaching and, based on all the signs, it's going to be a hard one. Our road contractor starts pushing snow and treating the roads as soon as the winter storm has passed. He has plenty of equipment to get all of the roads cleared and does not need any assistance from the property owners. If you are elderly or handicapped and are unable to push your driveway, please leave your name, number, and address with the office so that we can assist you. If you are unable to wait to travel until the road contractor has cleared/treated the roads, please ensure that you have a good set of tire chains so that you can get out to the state roads, but please be advised that the state roads might also not be cleared/treated. Please drive carefully this winter.

The Finance Committee is starting to plan for the 2010 Budget Year,. Please keep yourself informed about possible Sanitary District Fee Increase Requests by attending General Meetings the 2nd Saturday of every Month at 9AM or visiting our website <http://shenandoahfarms.org>.

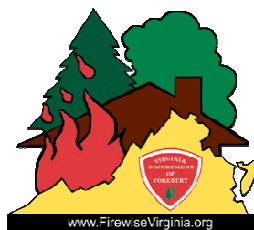
We would like to wish you and yours a Happy and Safe Holiday Season.

*Thank you,  
Matt Pearson  
Chairman*

**Reminder:**  
**NO mud bogging & No Four Wheelers**  
**are allowed in Shenandoah Farms - it ruins common property & roads**  
**All Mud boggers & Four wheelers will be prosecuted!**  
**Respect your neighbors & your Community!**

**Shenandoah Farms Is a Firewise Community**

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



[www.shenandoahfarms.org](http://www.shenandoahfarms.org)

## Introducing The Newly Appointed Mountain View District Director & Riverview Alternate,

POSF Board of Directors would like to introduce and extend our welcome to two newly -appointed members of the POSF Board of Directors. Cathy Remmers is the new director for Mountain View District and Carolyn Cox is the new alternate for the Riverview section. Cathy Remmers is also the new Recreation Chairman. We look forward to working with both these new additions to the POSF Board of Directors.

2009 Elections were completed and the results are as follows:

### 2009-2010 POSF Board of Director

#### Board Officers:

Chairman- Matt Pearson  
Vice Chairman- Don Hoover  
Treasurer- Cathie Johnson  
Secretary- Lisa Blansett

#### Ridge District:

Director- Elsie Kirk  
Director- Roger Roberts  
Alternate-

#### Mountain Lake District:

Director- Lisa Blansett  
Director- Cathie Johnson  
Alternate-

#### Riverview District:

Director- Willy Surface  
Director- Don Hoover  
Alternate-

#### Mountain View District:

Director- Lynda Mcdonough  
Director- Cathy Remmers  
Alternate-

#### At-Large Positions:

Matt Pearson  
Ralph Rinaldi  
Patrick Skelley  
David Coe

### Common Properties Report

Willy Surface-Chairman

Hi! I want to introduce myself. My name is Willy Surface. 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.

We are asking all property owners to help keep common areas clean by picking up trash and putting it in trash cans. Most all of our trash clean up in Shenandoah Farms is done by volunteers!

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.

I am also Road Chairman of Shenandoah Farms and I would like to remind residents of a few winter tips:  
\*Don't forget your pet in cold weather\*

Have in your vehicle for the winter Snow tires, snow chains, kitty litter, shovel, blanket and a road safety kit. Our winters can be very challenging at times so I hope everyone keeps themselves fully prepared.

Thanks and have a safe and happy holiday season!

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**Recreation Committee**  
Cathy Remmers-Chairman

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**"Tea Party with Mrs. Claus"** - Friday, December 4th @ 6:00 pm

Come to our Winter Wonderland at Shenandoah Farms and enjoy a night of decorating cookies and creating your own ornaments to take home. Afterwards, sit by the fireplace, sip some hot tea while listening to a story or two from Mrs. Claus, herself. Maybe even Santa will stop by for a visit. And remember, he's making a list..... Cost is \$1.00 per person.

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Fa-la-la-la through the neighborhood.... hear or come to sing your favorite Christmas Carols on an old fashioned **"Candlelight Hayride"**. Afterwards warm up with some hot chocolate or hot apple cider by the bonfire. December 11th, 2009 5pm-9pm

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**Monday Game Nights** will return in 2010, beginning on January 11th.

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In lieu of one Monday night (February 15th), starting at 6pm, we will have **"Mardi Gras" Night**, where we will have background jazz music in a New Orleans-like atmosphere. Sit back and enjoy non-alcoholic drinks and snacks from the French Quarter.

This event is free.

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**Valentine's Day "Sweets for Your Sweetie"**

On Friday, February 12, stop by Shenandoah Farms and show off your talent by creating your own cards and making chocolate lollipops for your sweetie and/or sweetie parents. Fun for all ages. From 6:00 to 9:00

Cost is \$1.00 per person.

**St. Patrick's Day "Pot O' Gold" Treasure Hunt.**

Think you can find gold at the end of the rainbow? Rumor has it that the leprechaun has hidden treasures among the farms, let your kids come and explore while solving riddles that will help them find the treasure.

Cost is \$1.00 per person

Saturday, March 13th at 1:00 - 3:00 pm

**Shenandoah Farms Annual Easter Egg Hunt** - Hop along and follow the trails of Peter Cottontail where Easter Bunny will be waiting for you.

Saturday March 27th from 11:00 am to 2:00 pm

Cost is \$1.00 per person



**KEN EVANS**  
(540) 683-9680  
KenEvans@mrisc.com

**SHARON CALES**  
(540) 683-1370  
SharonCales@earthlink.net

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### Clarification on POSF Membership

There seems to be a lot of controversy over who is a member of POSF, Inc. Membership into POSF, Incorporation is voluntary, NOT mandatory. Public Relations maintains a Membership Book to keep all records of property owners who wish to be an active **member of the Corporation**. To be a member you must fill out and return to POSF the following membership application. You must also be a property owner in good standing. Owning or buying property does not make you an automatic member of the corporation as membership is on a voluntary basis, not mandatory just because you own property. Being a member means that if anything is ever required to be mailed to **POSF Inc. Membership** or if anything needing a **vote of membership** comes up for a vote, then you the *voluntary member* would be on record and would be part of the membership which has a vote on the matter at hand. Being a member earns you no other privileges and obligates you to nothing other than the fact that you filled out your membership application and you voluntarily wish to be a member of POSF, Inc. You maintain all the other privileges & obligations which all property owners and/or residents currently have. Being a member will add your information to the membership book and have you on record as a **Member of the Corporation of POSF, Inc.**

*Thank You, Lisa Blansett  
Public Relations Chairman*

### Voluntary Membership Form for POSF, Incorporation

I would like to add my name and information to Voluntarily become a member of POSF, Incorporation.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

The Property I own in Shenandoah Farms is: \_\_\_\_\_

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Your signature\*: \_\_\_\_\_ Date: \_\_\_\_\_

\*I understand by filling out this membership application, that I voluntarily choose to be included as a member of POSF, Inc. I maintain all rights and privileges that every property owner has. I will however be included in any vote of membership which may arise within POSF Inc.

Membership Application to be filled out, Mark outside of envelope with MEMBERSHIP and mailed to:

POSF, Inc.

6401 Howellsville Road  
Front Royal, Virginia, 22630

**Questions?  
540/837-2068**



# 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.

**POSF 2010 Budget- Approved 10/22/09****INCOME**

POSF	\$ 6,000.00
POSF - Rec. Donations	
Sanitary District	
Sanitary District Fee	\$ 515,000.00
Mid Year SD Fee	\$ 200,000.00
New Construction Fee	\$ 30,000.00
Interest	\$ 1,000.00
Misc. Income	
<b>TOTAL</b>	<b>\$ 752,000.00</b>

**EXPENSES**

POSF	
<b>Recreation Committee</b>	\$ 4,000.00
<b>Public Relations Comm.</b>	
Newsletter	\$ 3,500.00
Community Day	\$ 2,500.00
<b>Common Properties</b>	
Community Center	\$ 14,500.00
Lakes and Dam	\$ 36,000.00
Landscape/Mowing	\$ 15,000.00
Utilities	\$ 4,000.00
<b>Road Committee</b>	
Pipe	\$ 10,000.00
Stone	\$ 120,000.00
Labor	\$ 140,000.00
Revenue Sharing	\$ -
Snow Removal	\$ 30,000.00
Bushog Road Banks	\$ 60,000.00
Mud Abatement	\$ -
Erosion Studies	\$ 55,000.00
Signage	\$ 10,000.00
Tar and Chip	\$ 75,000.00
<b>Administration</b>	
Accountant	\$ 3,500.00
Insurance	\$ 9,000.00
Legal Fees	\$ 3,000.00
Office Manager	\$ 18,000.00
Taxes	\$ 1,000.00
Telephone/Internet	\$ 2,000.00
Office Expense	\$ 6,500.00
<b>VML Loan for Dam</b>	
VML Interest	\$ 20,000.00
Principal Payment	\$ 60,000.00
<b>Emergency Reserve</b>	\$ 49,500.00
<b>TOTAL</b>	<b>\$ 752,000.00</b>



## POSF NEWS BULLETIN



POSF Board of Directors are trying to keep all property owners informed to the best of our abilities of all the activities, road work, and any issues that may arise throughout the year here in Shenandoah Farms. POSF Board of Directors have depended on the Warren County Administrator, County Attorney, and County Supervisor to guide us thru many issues that have arisen this year. On September 2nd 2009 the Warren County Administrator and our County Supervisor, Richard Traczyk, came to a Special Meeting with Shenandoah Farms Property Owners and the Board of Directors. We had a question and answer session regarding the management of the Sanitary District. The problems we have had in 2009 and how to best address a lot of these issues. The Board of Directors requested this meeting with Warren County to ask for guidance and assistance with many of these issues and to help steer Shenandoah Farms in the right direction and on a path forward. Many ideas were discussed and many questions were answered at this meeting. One of the biggest issues we chose to discuss was whether or not POSF should alter our current agreement with Warren County so that the full management of the Sanitary District would go back to the Warren County Board of Supervisors. This would allow Warren County Board of Supervisors to gain full management of the Sanitary District. This brought many more questions and issues and many unanswered scenarios that may occur. The board at the time chose to open discussions with the Board of Supervisors regarding the management of the Sanitary District. The county has reviewed our request and are requesting another meeting with the Board of Directors and the Property Owners in the Farms. This meeting is set for the December General Meeting on December 12th at 9AM. Please make plans to attend as the county will be presenting their options to us. Also, please keep in mind that either party of the contract can chose to not renew the contract.

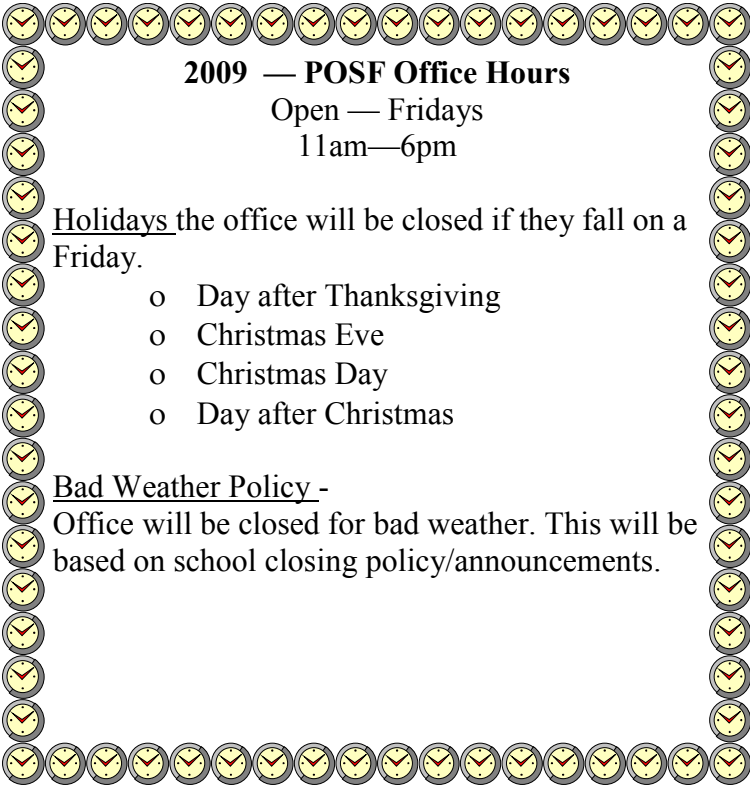
Thank You  
Matt Pearson  
Chairman

### **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.



**2009 — POSF Office Hours**

Open — Fridays  
11am—6pm

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

- 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.

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