

Shenandoah Farms



Winter 2011 Newsletter

**IMPORTANT!!
PLEASE READ!!!!
CLOSE COMMON PROPERTY???
Possibly unless we all Help!**

Common Property Report

Unfortunately I need to report that Treasure Island mud boggers are at it again. Due to the wet weather the mud boggers are really making a mess. The Warren County deputy's are assisting POSF in full force in trying to catch and stop all mud boggers. In the past when they were caught they were ticketed for trespassing and destruction of private property or given a warning. The charges have been increased due to the illegal activity increasing, now they will be served with Trespassing, destruction of private property, vehicle will be searched, and if alcohol is present they will also be charged with alcohol charges.

We need EVERYONE'S assistance with this or POSF will be forced to close off the driveway access to the park for the winter season. I have volunteers currently working with me to repair the damages and improve the road access and the entire property for all to use.

Unfortunately the 1% that are tearing up the property are creating issues for everyone by continuing to damage the areas. This needs to be stopped and it will take all of us including the Sheriff's department to put a stop to this illegal activity. Please call Sheriff's Office 540/635-4128 to report this activity. You can place the call anonymously if you choose.

There will be NO MORE WARNINGS, all mud boggers will be prosecuted.

Thank You,
Willy Surface
Common Property Chairman

FIREWISE PROGRAM-BRUSH PILES & CHIPPING DAY- DECEMBER 2011

VIRGINIA DEPARTMENT OF FORESTRY IS PROVIDING SHENANDOAH FARMS A 3 DAY CHIPPING PROGRAM TO CLEAN UP FROM SNOW STORM OF OCTOBER 2011. PLEASE COLLECT BRUSH PILES AND CALL THEM IN TO THE OFFICE AT
540/837-2068 PRIOR TO DECEMBER 22ND 2011.

ALL BRUSH MUST BE NO LARGER THEN 6 INCHES IN DIAMETER AND MUST BE CALLED IN AND REPORTED TO OFFICE IN ORDER TO BE CHIPPED DURING THIS 3 DAY PROGRAM. IF YOU FAIL TO CALL IT IN PRIOR TO DEADLINE, IT WILL NOT BE ADDED TO THE PROGRAM.
THANK YOU, POSF OFFICE

Property Owners of
Shenandoah Farms, Inc.
6401 Howellsville Rd.



**Shenandoah Farms
Is a
Firewise
Community**

www.shenandoahfarms.org

Chairman's article

Hello Neighbors,

Well, it seems we received an early taste of winter over the Halloween weekend and it showed us if we were prepared or not. I suggest stocking up on canned goods and other non-perishable food items. Also, if you have a fireplace or wood stove, stock up on wood in case there are long periods without power. If you absolutely have to go out, ensure that you have a good set of tire chains. There are many places on line to get them and you can always go to your local auto parts store. Also, if you do go out this winter make sure you have a survival pack in your vehicle in case you get stuck, power bars, blankets, and water are good items to have with you.

The Board of Directors wishes all of our neighbors a happy and safe holiday season this year and we hope to see you at one of our General meetings, which occur the second Saturday of every month at 9AM in the Community Center located at the intersection of Howellsville and Manor Roads.

Thank you,
Matt Pearson

SANITARY DISTRICT MANAGER REPORT

Hello,

I wanted to write a brief note for the newsletter to keep you up to date on the Sanitary District. We are currently working to wrap up fall grading and some final repairs in preparation for winter. We had a good test run with the snow on October 29th. It was a bit early and unexpected but with the exception of all of the downed trees in the way the snow removal went pretty well, both for our contractor and County staff. Preparations had been made for snow removal and a dry run had been performed on equipment in early October, so even though the snow caught us off guard a bit, everything was in place and ready to go. I would like to thank the POSF for allowing me a spot in the newsletter to place an article and the ability to attend the General Meetings on a quarterly basis. I will be attending the Dec. 10th POSF General Meeting at the POSF office, at 9:00 am. Please feel free to attend. I will give a brief report and I will be glad to answer any questions you have. In addition, if you have a particular issue you would like me to discuss or information you would like me to bring along, please let me know in advance.

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. Also, 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

WELCOME NEW BOARD MEMBERS!!!

2011-2012 Elections had great results!

The new officers elected this year are in Bold below. POSF is happy to announce our new directors and look forward to a smooth and productive year in 2012!

We also have two vacant positions available on the Board of Directors.

If you would be interested in filling a vacant position please contact the

POSF Office anytime 540/837-2068

or email to shenandoahfarms@comcast.net.



2011 - 2012 POSF BOARD OF DIRECTORS

Name	Position	Year Elected
Paul DiFranco	Ridge Director	9/2011-9/2013
Elsie Kirk	Ridge Director	9/2010-9/2012
John Theis	Ridge Alternate	9/2011-9/2012
Denise Lilley	Mt. Lake Director	9/2011-9/2013
Cathie Johnson	Treasurer/ Mt. Lake Director	9/2010-9/2012
Larry Poppek	Mt. Lake Alternate	9/2011-9/2012
Donald Hoover	Vice Chairman / Riverview Director/ Planning Committee Chairman	9/2011-9/2013
Willy Surface	Road Chairman/Common Property/Riverview Director	9/2010-9/2012
Carolyn Cox	Riverview Alternate	9/2011-9/2012
Vacant	Mt. View Director	9/2011-9/2013
Vacant	Mt. View Director	9/2010-9/2012
Vacant	Mt. View Alternate	9/2010-9/2011
Roger Roberts	At Large/Nominating Committee Chairman	9/2011-9/2013
Patrick Skelley	At Large	9/2011-9/2013
Ralph Rinaldi	At Large/ Secretary	9/2010-9/2012
Matt Pearson	At Large/Chairman/Public Relations Chairman	9/2010-9/2012

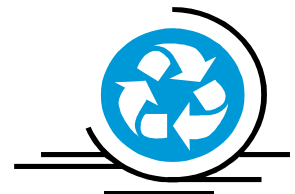
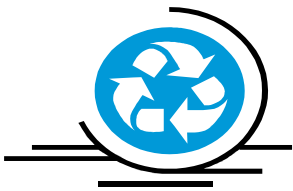
Public Relations Report

The Public Relations Committee has been hard at work with property owners located in the Clarke County section of the Farms to create a Sanitary District in that section. This district would help with maintenance, repair, and upgrades to the roads and common properties as well as create equity between the two counties. We hope to have all requirements met early in 2012 and work to have the district fully approved by the end of 2012.

The Planning and Public Relations Committees have been working on the proposed Convenience/Recycling Center and Sanitary District Maintenance Shed located near the intersection of Howellsville and Hardesty Roads. The Board was advised by our attorney to not speak either for or against the proposal and we voted to abide by that agreement. However, the Planning Committee proposed two alternate locations for the Center and Shed: one was 6 acres of the Treasure Island Rec Lot near the gas line and the other was the old tennis court located near Jim's Country Store. Both sites were reviewed by county staff and 3 of the 5 supervisors, but both were rejected for various reasons.

The board and committee chairs are always looking for volunteers. Please contact the office at 540-837-2068 or shenandoahfarms@comcast.net and leave your name, number, e-mail address, and which committee you would like to volunteer for.

Thank you,
Public Relations and Planning Committee Chairs



Road Committee Report

I would like to report that the recycle center & maintenance facility on Howellsville road was approved at the Warren County Board of Supervisors meeting November 15th 2011. The new location will house a Recycle center. The dumpsters will be moved from current location to the new location. Warren County Sanitary District maintenance building to store supplies and equipment will be built in the future. To view the plans on this new recycle center you can go to Warren County Government Center.

Volunteers are always needed in the community. We can arrange groups of volunteers to do area clean ups or do small repairs around the area. Every little thing we do as volunteers will save us the cost of paying for such work in the future, which will assist in keeping the Sanitary District fees from increasing as much or as often as it could raise. We currently have some projects available to have trees and branches cut back and play areas cleaned up and readied for the winter. If you would like to assist with any volunteer projects please call 540/837-2068 and leave me a message. I will be back in touch as quickly as I can. Thank you for all your time, energies, and assistance in all this matters,.

Thank You,
Willy Surface
Common Property Chairman

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.

Calling all Volunteers!

POSF is currently in need of a new Recreation Chairman. The Recreation Chairman is responsible for organizing and executing all activities for POSF throughout the year. This is a volunteer position and the Chairman can schedule activities to suite their own schedules so times needed are flexible. Please call the POSF office or email shenandoahfarms@comcast.net if interested in obtaining more info regarding this vacant Board position.

Also a special thank you goes out to Cathy Remmers our latest Recreation Chairman, who came up with some very creative and new ideas to help make our community a better place.

Thank You Cathy, you will be missed!!!



NOTICE!

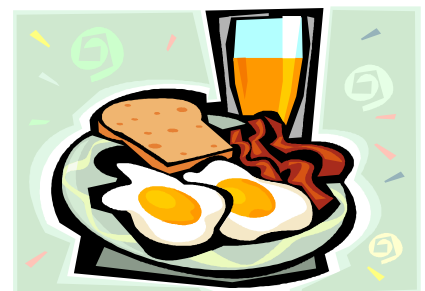
**All old Shenandoah Farms stickers will be expiring on January 2012.
If you have the old "sun" sticker or yellow stickers you need to contact the office to obtain the new stickers required to use common properties.**



POSF still has house number plaques available from the Firewise-Department of Forestry program that was completed almost two years ago. We have the following numbers available for pick up. If your house number is any of the following sequences please call POSF at 540/837-2068 and we will give you these signs to be posted within 7 days of receipt. These number plaques are on a first come first serve basis only, **NO Exceptions....**

25	329	1078
31	336	1447
34	378	1158
35	383	1435
111	412	2196
125	489	2579
194	492	2682
239	502	2691
268	586	3575
293		
779		
900		
958		

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
40/837-1290



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 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.

New stickers are required starting January 2012. If you have the old yellow stickers you will need to fill out a new application and contact the office to obtain the new one.

CAROL OLSON, MSW
Licensed Clinical Social Worker

Individual, Couples and
Family Therapy

(540) 622-4443

100 Peyton St.
Front Royal, VA 22630

Blue Ridge Educational Center

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Sanitary District Manager
Shenandoah Farms
Sanitary District
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Front Royal, Virginia 22630
Tel: (540) 636-3783
Fax: (540) 636-3517

Email: cfisher@warrencountyva.net

HERITAGE
REAL ESTATE SERVICES, LLC

Currently Listed in
Shenandoah Farms
1/2 Acre wooded lot in walking
distance to Spring Lake
at Drummer Hill Rd and
Venus Branch Rd
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Not just serving your neighborhood, but a resident as well.

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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

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Property Owners of
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