

- Blue Mountain Newsletter -

Our Thirty-Third Year of Publication

Blue Mountain Property Owner's Association----- Summer 2007

President's Corner

Accomplishments Since Our Last Annual Meeting:

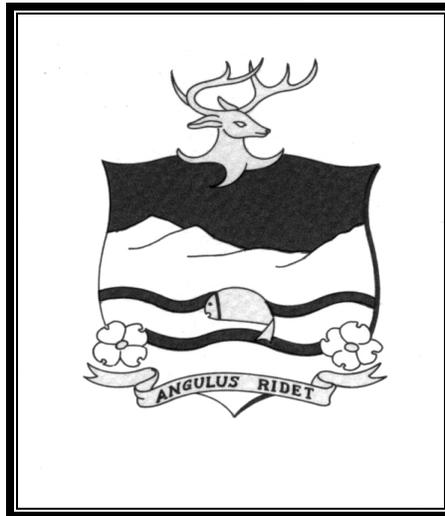
- We had only one resignation from the board and Jeff Rash was elected to fill the vacancy. Jeff is also serving as Chairman of the Roads Committee.
- Jon Morrison is working to bring the lodge up to ADA compliance. All outside steps were replaced and a lot of junk has been hauled to the dump. Members fixed the loading dock, patched the roof, stained the new stairs, and the septic field was cleared of brush and trees.
- A number of unlicensed or abandoned vehicles were removed requiring a criminal citation in one case. A few new ones have appeared and they will be reported to the county.
- The Architectural Control and Covenants Enforcement Committees have been reinvigorated with new Chairmen appointed by the Board. Members can expect increasing enforcement of the covenants.
- We started a wildfire mitigation program. Members created 85 piles of deadfall which the State will haul away.

Goals

The Board is compiling realistic goals for the coming year which will be discussed at **the Annual Meeting**. Please attend and take part in your association's business.

Respectfully, Jim McManaway

The Annual Meeting will be on August 19 at 1:00 pm at the Lodge. Join us for a Pot Luck lunch at 11:45 am. Bring a dish to share. Soft drinks provided.



Executive Board

President	
Jim McManaway	635-7630
1st VP	
Jonathan Morrison	636-8349
Treasurer	
Pete Plourd	636-3657
Secretary	
Cathy Berger	635-1259
Directors	
Nynette Rourke	635-6381
Chuck Campbell	635-3848
Jack Davis	622-2642
Tim Winfield	878-1375
Jeff Rash	703-989-9478

Email the board at:

bmpoaboard@yahoo.com

Board meetings are held at the Lodge the 2nd Monday of each month at 6 p.m. All property owners are welcome and encouraged to attend. Check: www.bmpoa.org for updates or cancellations.

AGENDA FOR 19 AUGUST ANNUAL MEETING:

Call To Order at 1:00 pm

Approval of Minutes

Public Input

Objectives

Treasurer's Report

Road Report

Recreation Report

Architectural Review

Covenants Enforcement

Nominating Committee

Old Business

1. Wildfire Mitigation
2. Internet Access
3. Abandoned Vehicles

New Business

1. Delinquent SD Taxes
2. Tomahawk
3. Lodge Use Fees
4. Other new Business

Adjourn

Covenants: Frequently Asked Questions

Thanks to all who have newly mailed in their votes. There has been a lot of confusion about proposed revisions to our covenants. We thought some F.A.Q.s might help:

1. Do we currently have covenants? Yes. We have had legally recorded and binding protective covenants since 1957 when Henri de Longfief first started developing Blue Mountain Subdivision. They have been amended and combined several times, and were last amended by property owners in 1992.

2. Do they apply to me? Yes, they do. Some property owners did not read it at settlement, but all property owners signed a document agreeing that they would be bound by these covenants.

3. What do covenants do for me? A lot of things:

- The covenants prevent building lots from being subdivided thus helping to control over development. And, they state that all lots shall be for “residential” and not for commercial purposes. A 7-11 won’t pop up one day in our subdivision.
- They do not allow the discharge of firearms or hunting in the subdivision. We live pretty close together. Sounds like a really good one to have.
- They prohibit open air burning of leaves, garbage, logs, etc. Needed since the state says we are in an “extreme” category of risk for forest fires.
- They do not allow unlicensed vehicles on any of our private roads or in our Rec. areas. Why not? Noise for one thing, but primarily for safety and liability reasons. ATVs and dirt bikes usually are ridden by young males for speed and thrills which further damages our already fragile roads, increasing the costs of repairs and sanitary district taxes. If we allow these vehicles on our roads and someone gets hurt, we could be sued.
- They provide for minimum standards in architectural style, size, color and setbacks from property lines. They also prohibit the removal of trees except in specified ways.
- They do not allow junk and trash to be kept outside and prohibit the use of trailers and RVs as permanent living spaces.
- The covenants do a lot for you, your community and for your property values.

5. What do you mean by “revised” covenants? The most important proposed revision is to make it easier to revise them. Second. we need to get our setback restrictions in step with the County. Third, limitations are being recommended on mercury vapor streetlights and other outdoor lighting. And, it is recommended dropping the need for approval of satellite antennas since they are now so small.

4. Why are we being asking to vote on this when we already did so two years ago? Few members returned their ballots then. Other than the voting must remain open for a minimum of 60-days, there is no time limit on voting. Therefore, the voting will continue until a majority either votes for, or votes against, the proposed revisions.

6. Will the existing covenants go away if the “revised” covenants aren’t approved? No. The existing and more restrictive covenants will stay in effect and will automatically renew every 10 years.

7. Where can I find a set of the existing covenants and the proposed revisions? On the BMPOA web site (www.bmpoa.org). A new copy was recently mailed to all property owners who did not vote two years ago. Please vote the proxy soon and mail it in the envelope that was provided.

Roads Report

This year’s road maintenance got off to a very good start. Although we have only one contractor with limited equipment, good progress has been made including new speed restrictions on Tomahawk. On Woodthrush, trees were removed, ditching was added or improved, and a much needed culvert installed.

Heavy rains tend to wash out our steepest roads, and rain slowed our contractor, especially in Area 3. If you live in Areas 1 and 2, please be patient as our contractor is now making her way down the mountain to these areas.

Our mountain roads require some special driving techniques to make them hold up better. Steep graded roads tend to get rutted very easily partly because lighter rear-wheel drive vehicles, especially smaller trucks, can slip and spin very easily. If you have four-wheel drive, please use it on the steeper grades. If you don’t have it, try to minimize wheel spinning by approaching hills a little faster than normal and giving up that speed slowly as you climb the hill.

We are right on budget in spending our road maintenance funds. Road impact fees from new building permits are trickling in but it hardly pays for the damage done by an average of 100 construction trucks per new home. Before winter arrives, I will reevaluate areas that may need further work.

The county provides our road signs which are critical for emergency vehicles and visitors. I have reported many of the signs that are down but I would like to get all of them fixed ASAP. If you know of additional down signs, please report their location and condition to me at lear60pilot@gmail.com or 703.989.9478. Jeff Rash

Deer Ticks and Lyme Disease

A number of ticks abound in this area but the Black-legged Deer Tick is the only one known to transmit Lyme disease to humans. At least three cases have been reported in our subdivision and it is likely there are more cases we have not heard about.

The Black-legged Deer Tick is small and characterized by a reddish to orange outer abdomen. This time of year they are about 1/16" to 1/8" in size. Wearing light-colored long-sleeved clothing helps spot ticks and tucking pants into socks or boot tops can help keep ticks from reaching your skin. The best way to prevent Lyme disease is frequent tick checks (including hair) and the use of insect repellents containing DEET.



If a tick is found, remove it carefully and slowly with tweezers. Save it in a closed jar for positive ID later if necessary. Swab the bite area with alcohol. If a tick is removed within 48 hours, the probability of infection is significantly reduced. If the bite area becomes infected with the characteristic "bull's-eye" rash, or other symptoms develop over a period of days or weeks, see a physician immediately. If left untreated, more dire and chronic problems can occur. Prompt administration of the right antibiotic is very effective.

Although dogs and cats can get Lyme disease, there is no evidence that they spread the disease directly to their owners. However, pets can bring infected ticks into your home or yard. Consider protecting your pet, and possibly yourself, through the use of tick control products for animals. Although Deer do not become infected they transport ticks and maintain tick populations. There is no evidence that Lyme disease is transmitted directly from person to person. Sources: American Lyme Disease Foundation; Centers for Disease Control

Recreation Report

About 100 members took advantage of our annual Independence Day fireworks show at Deer Lake orchestrated by Jim McManaway and Wes Salak and funded by donations and proceeds from Lodge use fees.

The weather could not have been better and the show was enjoyed by all, especially the young ones, as evidenced by the number of "ooohhhs!" and "aaahhhs!" Unfortunately, the Port-A-John there had been seriously vandalized two years in a row and the

Association has had to pay for the damages. The board decided to have it removed and not replaced because of the continuing costly damages.

At the Lodge, Jon Morrison has made significant headway in cleaning out the utility basement, opening up the space down there and removing some sheetrock in order to waterproof the concrete block beneath. Jon also has opened up the old "office and library" areas upstairs and is in the process of converting that previously chopped up space into an easy-to-heat room where board meetings can be held in the winter months, thereby saving us the cost of renting a hall in Linden.

The bathroom there will be upgraded to allow handicapped access from the "Great Room" as part of an initiative to bring the Lodge into compliance with the Americans with Disabilities Act. Required ramps and break-away doors will be added.

Three members have reserved the Lodge for weddings this season. A new contract for usage is being prepared, but the Board agreed to keep the fees for members at \$50 for the rest of this year. In addition, we hope to be able to organize a rummage sale or flea market one Saturday this summer either beneath or inside the building. A "Movie Night" also is being considered depending on interest. If anyone has other ideas for an event, please contact a board member.

The brittle roof shingles sustained more damage this winter. The high winds did even more damage this spring and the board is getting estimates for a complete replacement for the aging roof using the reserve fund. It is just not cost effective to patch it any more.

Progress Report on Forest Fire Risk

Over the past year, the Va. Dept. of Forestry made us aware that our 900-acre subdivision had reached an "extreme category of risk to forest fire" caused by hundreds of tons of deadfall, log piles and other fireload. Virginia's Firewise program offered to help. In summary, if we would pile it up, they would chip and haul it away. Since then, two ice storms and high winds added to the problem. In response, the board agreed to apply for a state grant to pay to have as much deadfall chipped in place and hauled away as our members would pile up. Property owners responded by creating 85 piles of deadfall and brush near our roads. -----(Cont. Pg 4)

If you want a load of the chips dumped on your property let me know soon. The only stipulation is that the pile has to be spread and used within some reasonable time. The state doesn't want a pile of chips to contribute to the fireload problem.

The location of all piles has been reported to the state which has submitted our project for competitive bids using the eVA quick quote system. Chipping work is to start by August 1 and to be completed by October 15, 2007. (The location and number of piles are now a part of the contract bid process. Therefore, if any member gathers any additional deadfall this summer it should be placed atop or near an existing pile.) If any state funding is left over this year it will be used to trim limbs and saplings from alongside and over key roads to improve firebreaks.

Despite all the good work already done, we have just scratched the surface. We need to continue piling up

deadfall year round and reporting the hours and location of "in-kind" work to me which I use as leverage to get us more state funds next year.

The risk of a woods fire here will continue because of the fireload remaining on the ground, a trend to warmer and dryer weather, and increased year round occupancy. Please keep in mind that if members don't pile up the deadfall and brush, and report the location and number of hours worked to me or any other board member, we will not be able to leverage that work into more state funds to have it removed. Thank you. Jack Davis jstuard1@aol.com or 622-2642

A few remaining signed copies of Richard Long's book "Blue Mt. Memories" will be available for sale at the potluck lunch before the annual meeting. Despite the fact that local bookstores are sold out, the author does not intend to print a second edition.

DELINQUENT SANITARY DISTRICT TAXES

The spring newsletter noted that about \$7,000 of Sanitary District taxes or fees were owed and delinquent. Because we need those funds, and it is unfair to have to increase the fees for those who pay faithfully to provide services for those who don't, the board decided to print the names of those delinquent accounts. Members were advised months ago in this newsletter that they needed to check with the county to be sure their account was current. Despite that reminder, Warren County reported to us on 9 July that a number of our 385 property owners were still delinquent a total of \$5,535.34. (Amounts shown include penalties and interest due.)

Irene Locke West, Carrollton, OH	15 years \$1,161.04	Monica Ford Somerdale NJ	1 year \$75.29
Mathew Leonard, Oakton, VA	8 years \$628.94	Harold Gardner 467 Rocky Spring	1 year \$52.92
Linda Hsieh, Rockville, MD.	7 years \$541.02	Robson Marconnes Sterling, VA	1 year \$68.79
Joseph Leonard, Edinburg, Va.	3 years \$222.55	Archie Shipe 21 Lost Creek Way	1 year \$440.64
Annabelle L. Allison, 109 Red Robin	2 years \$369.41	Tech Homes, LLC Columbia, MD	1 year \$137.58
Eleanor McMahan 4465 Blue Mtn.Rd	2 years \$144.08	Michael Utley, 52 Hickory Nut	1 year \$229.64
Randy Steer, Washington, D. C.	2 years \$383.11	William Varley, Lakeland, FL	1 year \$ 68.79
Louis Toehl, 4857 Mockingbird	2 years \$144.08	Joseph Walker, 89 Paradise Ln	1 year \$203.73
Vicky Barton, Woodthrush Way	1 year \$345.52	Wayland Gen Contracting, Front Royal,	1 year \$ 68.79
Linda Barrows, 218 Trillium Trail	1 year \$ 68.79	Janet Wildman, 352 Shady Tree Ln	1 year \$150.58
Larry Davis, 109 Red Robin Ln	1 year \$ 30.05		

If you are still on the above list, please contact the Warren County Treasurer's office at 540-635-2215 with an address or legal description of all owned properties for a current accounting and to pay your fair share. The modest Sanitary District taxes collected by Warren County and transferred to us are our source of revenue to repair and plow roads, maintain common areas and pay insurance premiums and required administrative expenses.

Current Year Budget

Our current year budget on Page 5 should help members better understand the sources of our revenue and how it is spent. If there are any questions or comments, members can email me at pjplourd@yahoo.com or call me 540 974-2189.

**2006-2007 Blue Mtn. Budget
As Of July 9, 2007**

REVENUE:	COLLECTED		
SANITARY DISTRICT FEES*	\$	102,518.83	
CARRYOVER FROM FY-05/06	\$	12,536.90	
OTHER INCOME (Ins. Refund)	\$	113.33	
NEWSLETTER ADS	\$	190.00	
LODGE RENTALS	\$	150.00	
ROAD IMPACT FEES	\$	7,177.50	
FROM SHEN FARMS	\$	1,146.00	
GRAVEL PAYBACK FROM MEMBERS	\$	1,497.46	
FEE REIMBURSEMENT	\$	33.13	
INTEREST INCOME	\$	864.10	
TOTAL AVAILABLE REVENUE:		<u>\$ 126,227.25</u>	
EXPENSES:	BUDGETED	SPENT	REMAINING
ADMINISTRATIVE:	\$ 26,809.39	\$ 21,607.03	\$ 5,202.36
AUDIT		\$ 1,900.00	
BANK FEES		\$ 33.13	
NEWSLETTERS AND COPYING		\$ 560.75	
DONATIONS		\$ -	
INSURANCE		\$ 16,885.25	
LEGAL FEES		\$ 15.00	
LODGE ELECTRIC		\$ 621.18	
LODGE TELEPHONE		\$ 446.88	
MISC		\$ 219.50	
POSTAGE		\$ 564.66	
REGISTRATION		\$ 25.00	
RENT FOR MEETINGS		\$ 300.00	
SUPPLIES		\$ 35.68	
MAINTENANCE:	\$ 17,845.68	\$ 4,100.29	\$ 13,745.39
LAKE AREA		\$ 120.00	
LAKE PORT-A-JOHN		\$ 188.50	
MOWING (all Rec. areas)		\$ 885.00	
LODGE		\$ 2,906.79	
MISC		\$ -	
ROADS:	\$ 40,519.49	\$ 21,137.43	\$ 19,382.06
GRAVEL		\$ 10,453.74	
MAINTENANCE		\$ 8,348.37	
OTHER - Gravel for Members		\$ 1,890.52	
GRAVEL STORAGE		\$ 150.00	
MISC		\$ 294.80	
EQUIPMENT REPAIRS & FUEL		\$ -	
SNOW EXPENSES:	\$ 8,778.95	\$ 8,406.86	\$ 372.09
PLOWING		\$ 6,795.00	
SAND FOR BARRELS		\$ 771.86	
FILLING SAND BARRELS		\$ 840.00	
SECURITY	\$ 6,644.04	\$ 3,162.00	\$ 3,482.04
DEBT SERVICE:	\$ 25,629.70	\$ 26,063.44	\$ (433.74)
TRANSFERED TO BMPOA BUDGET:		<u>\$ 150.00</u>	
TOTALS:	<u>\$ 126,227.25</u>	<u>\$ 84,627.05</u>	<u>\$ 41,750.20</u>

* Does not include \$5,162.23 collection and administration fee retained by Warren County.

BLUE MOUNTAIN PROPERTY OWNER'S ASSOCIATION
P.O. BOX 114
LINDEN, VIRGINIA 22642

Address correction requested



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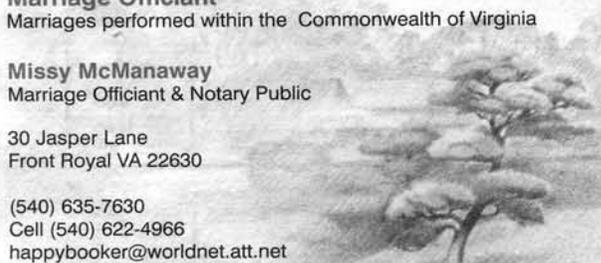
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