

- Blue Mountain Newsletter -

Our Thirty - Fifth Year of Publication

Blue Mountain Property Owners' Association-----Fall 2009

President's Corner

I called a special meeting of the Executive Board on August 30th to respond to a Shenandoah Farms (SF) proposal to change the current agreement to split the cost of maintaining Tomahawk Way from the current 50/50 to 75/25. The board discussed the options and decided that an 85/15 split would be more fair since, a.) SF causes more than 85% of the damage to the road and, b.) more lots are expected to be developed in SF whereas BMPOA is practically built out.

The split in costs is equally important to an option where BMPOA would deed the road to the state to be paved under a program where the end users (BMPOA and SF) would pay for 1/4th of the total cost. Surveys were done and the new estimate is about \$575,000. Under the existing 50/50 split BMPOA would have to commit to pay about \$72,000. Under the SF proposed 75/25 split we would have to pay about \$36,000. Warren County wanted us to commit to this approach by early Sept.

Under the circumstances the BMPOA Board decided that, without a more favorable cost split to BMPOA, we could not commit to state paving at this time, especially since the project includes a 5% per year inflation estimate and would subject our members in that area perpetually to huge amounts of SF traffic.

(Cont. Pg 1, Col. 3)



Executive Board

President	
Jim McManaway	635-7630
1st VP	
Nynette Rourke	635-6381
Treasurer	
Pete Plourd	636-3657
Secretary	
Greg Young	703-625-4241
Directors:	
Chuck Campbell	635-3848
Jack Davis	622-2642
Jon Morrison	540-454-1326
Jeff Rash	703-989-9478
Tim Winfield	540-878-1375

Email the board at:

bmpoaboard@yahoogroups.com

Board meetings are held at the Lodge the 2nd Mon. of each month at 6 p.m. Property owners are welcome and encouraged to attend. Check for updates or cancellations at: <http://groups.yahoo.com/group/bmpoaboard/messages>

The board also decided that a more favorable agreement with SF would be first priority. Once that is done we would be open to exploring other options including paving to state standards or a one-lane tar & chip approach to less than state standards.

Respectfully: James McManaway

DSL Internet Update

Rockbridge Global Village reports that: "We're pleased to say that it appears we have reached our minimum goal of 100 signed contracts. We are in the process of validating the addresses submitted, and although there are discrepancies with about 10 of them, we are moving forward." "Next steps include: 1. Negotiating easements for the location of needed equipment. 2. Execution of a collocation agreement with Embarq, and 3. When the above steps are successful the actual build-out phase should begin in about three months."

Rockbridge emphasized that they will safeguard the information submitted with contracts and that they look forward to serving you with high speed internet. We will update you on progress made in the next BMPOA newsletter.

Several members have worked hard to get to this point including: Chuck Campbell (who started the ball rolling years ago), Jim McManaway, Greg Young, and of course Tom Lally.

Thanks gentlemen for a job done.

Late Bulletin: Security Alert

Over two dozen unattended cabins have been broken into recently. The Sheriff's Department has arrested two youths so far. He hope this has solved the problem. Further bulletins will be posted on the website at: www.bmpoa.org.

Roads Report

Road maintenance this year has been a mix of both "heavy" and "light" work determined by weather, steepness, and the amount of traffic a particular road receives. Not every road gets regraded every year but all used roads are surveyed and most get at least some light maintenance, mostly fixing potholes and culvert cleaning.

As noted earlier we are planning to use lighter equipment like tractors and backhoes to fill potholes and keep culverts clear during at least three seasons of the year. This approach should result in improved maintenance at less cost, and help delay increases in Sanitary District Taxes.

The county hosted a meeting for all elected officers of all Sanitary Districts last month. Much of the information briefed to us was about new restrictions on any land disturbance (including driveways) that causes runoff of mud onto roads and into creeks which ultimately reaches the Shenandoah River. The state has made it clear that enforcement will be rigorous, stiff fines will be used, and that no matter who created the problem, the owner of the property will be held financially responsible for remediation.
Jeff Rash, Roads Chairman

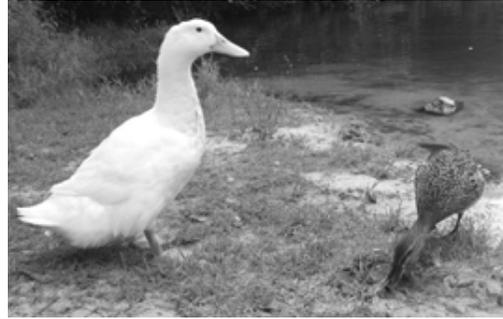
PS: For new members, note that we do not begin to plow snow until it reaches four inches at the top of the mountain. To do otherwise is cost prohibitive.

Recreation Report

Over the years many truck loads of white sand have been put on Robinson Beach but much of it ends up in the lake after storms. We set about replacing it this summer but it took months to find the white sand at a reasonable cost and distance. By the time it all came together, the season had ended. We decided to wait until it gets warm again to truck in new sand.

Over the past year or so several ducks have taken up residence on Deer Lake. They have added charm and entertainment for young and old alike. But feeding them has led to some fairly aggressive behavior for ducks. Some small children have enjoyed the thrill of being chased around a bit for a handout. Nothing

serious about a duck bite but tell that to the wee ones. We heard that some older boys have thrown rocks at them and injured one. The worst problem is duck poop on the beach where little kids play which could become a health problem so we asked Warren County to remove the ducks to a safer pond. Animal Control came out, surveyed the situation, and sent pictures to the state who decided the ducks were "wildlife" and cannot be moved or hunted. There is nothing else we can do except ask members not to feed them.



We think the state is incorrect about their being wild and believe a member left one or more of

them there. If so, we would appreciate that member's taking them elsewhere.

Covenants Enforcement

The Covenants Enforcement Committee completed its resurvey of all 331 improved lots on Oct 3. Notices of Violation will be mailed in October.

Overall, things continue to improve. Members are fixing or replacing missing or damaged spark arresters and inoperative and unlicensed vehicles are decreasing. Several accessory buildings in front yards in violation of county ordinances have been moved. Some have been fixed up and painted to blend in with the surroundings. At least one was torn down.

There were a number of foreclosures over the past year. Most were abandoned leaving trash and discarded furniture outside but those have been cleaned up and resold. We anticipate there will be more. Whenever I get the chance, I ask Realtors and settlement firms to inform buyers that they are legally bound to abide by our protective covenants and bylaws. We do have a few continuing problems which are turned over to county when ordinances or building codes are being broken.

If you plan to make exterior changes or additions on your property, read the covenants and get approval first from the Architectural Review Committee by writing to: BMPOA, Box 114, Linden, VA 22642, or email me at jstuard1@aol.com. Thank you for your help and patience as we try to protect property values and keep our community an attractive and safe place to live. Jack Davis, Chairman. jstuard1@aol.com

Blue Mountain Schedule of Payments for Contractual Services

As mentioned in several previous newsletters, the Association is always looking for members with equipment for hire to do heavy and light road maintenance, snow plowing, tree and limb removal, chipping, grass mowing, gravel hauling, etc. Effective immediately, all independent contractors are required by our insurance company, and by Warren county, to be licensed and properly insured. The Association pays up to the market rate for these services. Contact Jim McManaway for details at 635-7630.

Wildfire Mitigation Program Funded for 2009

State funds for almost everything are, including for wildfire mitigation. Nevertheless, we received a grant for \$4,800 recently to chip deadfall that members either pile up themselves or paid to have piled up near any road by 31 October. As noted in the Summer newsletter I have to know the address of all the piles by 31 October to be able to get the state to chip those piles in November and December. If you could not get that done by the deadline, be sure to report to me any work done after that date and I likely can get the piles chipped next year.

This problem will not go away. That amount of dead and downed trees, limbs, and brush around our subdivision is enormous. The average member owns two lots and an average of two acres which is a huge amount to keep cleaned up. Va. Wildfire Mitigation Officers therefore strongly recommend that members put first priority on clearing combustibles and deadfall, and moving firewood piles, a minimum of 30 feet from structures and expanding outward as time and resources permit.

Because of limited funding, we have put off development of an evacuation plan and clearing of limbs to improve the ability of roads to act as firebreaks.

The more hours of your "in-kind" effort you document to me, the more money I can get to have these piles chipped and hauled. If you have not already done so, Email your hours of "in-kind" effort to jstuard1@aol.com or call me at 622-2642 by 31 October and leave a message.

VDOF is offering FREE Individual Firewise Home Assessments. To schedule one call Gena Williams, our VA Wildfire Mitigation Officer at 540-810-7732.

Jack Davis, BMPOA Firewise Coordinator

Oktoberfest At the Lodge A Great Success

Helga Heiberg planned and hosted another Oktoberfest celebration at the Lodge on October 3rd. Helga prepared a variety of excellent traditional German meals and organized children and adults in costume doing traditional German dancing. Don Richards was the Master of Ceremonies. To our surprise and delight, 29 friends and neighbors from High Knob attended for a total of at least 115, the largest attendance of a community event we can recall. Initial accounting shows the event netted \$375.61 for the BMPOA Recreation Fund.



In addition, Helga invested over 175 hours in the design and creation of a giant gingerbread castle for Oktoberfest which was raffled off to raise money for the families of US military personnel. The winner, Phyllis Hyreza of High Knob won the raffle but graciously gifted the castle back to Helga when she learned that it was being used as a fund raiser. Helga is now working to place the gingerbread castle on public display in Washington or Front Royal through the holidays to raise funds. If you would like to contribute, contact Helga at 636-9944.

**BLUE MOUNTAIN PROPERTY OWNERS' ASSOCIATION
P.O. BOX 114
LINDEN, VIRGINIA 22642**

Address correction requested