

- Blue Mountain Newsletter -

Our Thirty - Seventh Year of Publication

Blue Mountain Property Owners' Association-----Spring 2011

President's Corner

Pete and I presented BMPOA's proposed budget for FY-2012 to Warren County on April 12th. We requested no changes of any significance so we expect it to be approved with only minor changes in Sanitary District (SD) fees. Warren County has finally sent us the SD fees collected in June. We will resume our contract for security patrols from memorial day weekend through labor day to monitor activities at Deer Lake and checking for valid Recreation Area Passes. Your passes are included in this mailing.

At the April board meeting, in response to our bidding process, wear in tear on equipment, and a 33% increase in fuel costs in the last year I proposed, and the board approved, a \$10 increase in the hourly rate for contractors.

Although we now have enough licensed and insured valid Class-C contractors to continue maintenance activities we will always be looking for more to replace those we lose from time to time. Contact me or Pete.

Things are continuing smoothly with two exceptions. We have not received any response to a letter I wrote petitioning the State to pave the remaining two miles of Blue Mountain Road.

Last but not least, we remain at high risk of a woods fire getting out of control. Please take this issue seriously and follow our Firewise Program recommendations on page 2.

Apparently, I need to remind members that there is a 24/7/365 county ban on open burning in our subdivision and that the Sheriff hands out expensive tickets for open burning.

Respectfully

James McManaway



Executive Board

President

Jim McManaway 635-7630

1st VP

Nynette Rourke 635-6381

Secretary

Greg Young 703-625-4241

Treasurer

Pete Plourd 636-3657

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:

bmppoaboard@yahoo.com

Board meetings are held at the Lodge the 2nd Monday 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/bmppoaboard/messages>

Two copies of the 2011 Recreation Area Pass are included in this Envelope

Roads Report

Road maintenance is well underway. Some pothole maintenance was done earlier in the year but the usual traffic, rain and generally wet weather has undone a lot of that so much of it will have to be redone. Keeping standing water off the roads is key. Otherwise the roadbeds get soft making it easier for passing vehicles to create ruts and potholes. So we are putting increasing emphasis on maintaining ditches and culverts. (If you have a culvert across your driveway please be sure to keep it open so the water will not be diverted back onto the road.)

We are experimenting with some different approaches to cut down on the cost of maintenance. One approach has been to mix some #3 stone (about 1/2 fist size) into the base of some potholes followed by "crusher run" (finer stuff) to fill the voids. That way, when a heavy rain occurs the pounding of tires won't be able to splash out as much material which should help keep the potholes smaller. We have also used some #3 stone on steep grades where fast-moving water starts ruts. That experiment has worked well so far.

Finally, I need a volunteer to survey all intersections for missing or damaged street signs and report that to me by June 1 so I can get the county working on replacing them. Please email or call me if you can help

Jeff Rash, Roads Chairman
lear60pilot@gmail.com

Wildfire Mitigation Program

Members who live here probably know that Warren County experienced a very dry period in early February with high westerly winds resulting in several large woods fires of historic proportion that destroyed several homes and burned thousands of acres. The extent of the fires overwhelmed local companies and firefighters were flown in from around the country. We were very fortunate that these fires did not reach our subdivision. But one came very close when a house fire of uncertain origin in Shenandoah Farms started a woods fire which was finally contained near our southern boundary. A larger fire resulted near Browntown from the dumping of live ashes from a wood stove and the person responsible has been criminally charged. The fire reached the Shenandoah National Park and consumed thousands of acres before being brought under control. One would expect increased government programs to improve fire safety but this has not happened yet. For budget reasons, Warren and adjacent counties will not be receiving any state grant funding in 2011 for wildfire mitigation as in previous years. Regardless, I continue to urge you to clear combustibles as far away as possible from around homes and cabins and pile up deadfall from trees near one of our roads by October and report to me the address and number of the piles, the number of hours (or dollars) you spend doing so, and if any motorized equipment was used. With your reports of "in-kind" effort, I hope to get some state money later in the fiscal year to have the piles chipped. If not, we will find a way to get it done if it comes to volunteers and a rented chipper. I will keep you informed. Jack Davis, Firewise Program Coordinator jstuard1@aol.com, 540-622-2642 (Jun-Oct)

Architectural Review & Covenants Enforcement

Realtors and settlement firms seem to be doing a better job of informing buyers that we are a deed-restricted community with bylaws and protective covenants.

I am gaining that impression as prospective buyers seem to be visiting our website (<http://www.bmpoa.org>) or emailing board members and asking the right questions. In one recent case a prospective buyer contacted me for permission to erect a two-car garage in the front yard of a property he was going to buy. I was able to inform the buyer that not only do our covenants prohibit that, but the buyer would not be able to get a building permit from the county for a garage forward of the front plane of the primary structure. The individual decided to look for other property. A lot of anger and hard feelings were avoided.

Jack Davis, Chairman

Alterations Underway at the Lodge

Jon Morrison has been working actively with county officials on requirements to bring the Lodge into compliance with the American With Disabilities Act (ADA). Jon has already begun work to expand a small restroom on the main floor and is considering various ways to make the lodge wheelchair accessible. When final county approvals are obtained, the lodge will be able to be rented to non-members for weddings and other events at market rates which should produce enough revenue to make the Lodge self supporting. Of course the Lodge will continue to be available to members at much reduced rates.

Missy McManaway is still taking reservations from members for events at the lodge from late May through late October for weddings, family reunions, parties, etc. For details, go to www.bmpoa.org/ then go to 'Recreation' then 'Lodge'. If interested, contact Missy to arrange a time to see what is available for use for your event. Missy can be reached at: Mon-Thu (703) 532-4481, Fri-Sun (540) 635-7630, Cell (540) 622-4966 or, email her at:

happybooker1@verizon.net

Last High Speed Internet Update

Years of prodding have finally helped bring high speed Internet in the form of DSL connectivity to Blue Mountain. This winter, CenturyLink Communications finished up extending fiber optic cable into the subdivision from both the Linden and Howellsville routes. To find out if this capability can be extended to your property through phone lines call CenturyLink direct at 540-635-5487. This should be our last update on Internet in this newsletter.

Over the past six years I have privately collected the email addresses of property owners who have provided them or who have sent emails to the board. That list proved to be extremely useful during the heavy snows in early 2010 and allowed us to send out a series of situation reports to well over 100 members some of whom were essentially trapped in their homes here by the snow or far away and worrying about their property. For many, those situation reports were the only information they received about road conditions, the timing and location of snowplowing, power outages, etc. In previous years we used those email addresses to alert members that children reportedly were playing on dangerously thin ice at the lake. Similarly, should there be an approaching woods fire we would try to use email to help alert members.

For these reasons, I strongly encourage you to email me to be added to that list which remains private and under my control. Your email address (and updates/changes) is the most important. But a property address and name can be very helpful to both you and the Association.

If in the future I decide to turn the list over to the BMPOA Board for official use, I will ask each one of you beforehand if you want your email address to remain on that list. While it is fresh on your mind please email me today at jstuard1@aol.com.

Jack Davis

Trillium Blooming

The Large-flowered Trillium (*Trillium grandiflorum*) is unique among flowering plants with its three petals, three flowers and three leaves. Blue Mountain, including our subdivision, has the largest population in Virginia -- and maybe the entire world! So although it is locally common their profusion here attracts enthusiasts to the G. Richard Thompson Wildlife Management Area from all over the east coast. Also, the mountain is host to Nodding Trillium (*Trillium cernuum*) which is officially "Virginia Rare".

The hiking trails east of Blue Mt. Road are an excellent way to see the plant flowering in the next few months. The Virginia Native Plant Society, the Smithsonian, and other groups have organized guided walks there to see the Trillium and other wildflowers right in our back yard.

Tom Traver, Old Sawmill Rd

The Linden Volunteer Fire Department announced these events for 2011

- April 23rd, Saturday from 9a-12p
Breakfast w/The Easter Bunny
- May 7th, Saturday from 9a-4p
Community Yard Sale
- May 15th, Sunday from 9a-3p
Open House, kick off National EMS Week
- June 18th, Saturday from 10a-3p
**Car Wash in Honor of Father's Day @
Advance Auto in Front Royal**
- July 9th, Saturday from 10a-3p
Car Wash @ Advance Auto in Front Royal
- August 20th, Saturday from 9a-2p
Car Wash @ Advance Auto in Front Royal
- September 10th, Saturday
**Annual Golf Tournament (Bowling Green
Golf Course)**
- September 24th, Saturday
Annual Fall Art & Crafts Bazaar
- October 29th, Saturday from 4-8p
Haunted Fire house
- November 12th, Saturday from 2-5p
**Bowling Tournament @ Royal Family
Bowling Center, Front Royal**
- December 10th, Sat 2-5p Bowling Tournament @
Royal Family Bowling Center
- December 17th, Saturday from 9a-12p
Breakfast With Santa

Morrison Custom Carpentry

**Providing full-service carpentry including;
home remodeling, repair, renovation, and
custom build-ins**

**Spring Cistern Cover Special - \$150.
Call Jon Morrison at 540-454-1326**