

- Blue Mountain Newsletter -

Our Thirty - Seventh Year of Publication

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

President's Corner

Our 19-year-old Covenants need updating. This newsletter includes copies of those in force and those being proposed which will be discussed at our Annual Meeting on 21 August. Copies are also available at:

WWW.BMPOA.COM

The most important changes being proposed include:

- Changing our *more* restrictive setback restrictions to bring them into line with those of Warren County which are *less* restrictive.
- Dropping requirements for BMPOA approval of satellite antennas and outside clothes lines to be consistent with newer state laws.
- Limiting high intensity and harsh exterior lighting. Most members have expressed a clear preference for a more natural environment so that they can enjoy the night sky and encourage wildlife to stay here. Therefore, we are proposing that exterior lighting be made switchable from inside the house and used when needed rather than being left on all night long.
- Permitting use of snowmobiles for emergency transportation but strengthening prohibitions against non-licensed motorized ATVs, trail bikes and go-carts on all BMPOA roads.

(Continued, Col. 3)



Executive Board

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Jim McManaway 635-7630

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Nynette Rourke 635-6381

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Greg Young 703-625-4241

Treasurer

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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:

bmpoa@yahoogroups.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/bmipoa@yahoogroups.com>

- Changing requirements for amending the Covenants to 75% of members present (or represented by proxy) at an annual meeting *after* all members have been informed, in writing, of all proposed changes.

Your Board strongly encourages your participation in the covenants review process to occur on 21 August. Shortly after the meeting a summary of all proposed substantive changes will be mailed to all property owners with a ballot for your approval or disapproval. Respectfully, James McManaway

**BMPOA ANNUAL MEETING
of property owners will be held
Sunday, Aug 21, 1:30 P.M.
at The Lodge on Cliff Road.
Potluck lunch to begin at 12:30
Soft drinks provided!**

AGENDA FOR ANNUAL MTG:

1. Call To Order at 1:30 pm
2. Approval of Minutes
3. Public Comment and Input
4. President's Report
5. Officer's Reports
6. Committee Reports
7. Old Business:
 - a) Tomahawk Way
 - b) Wildfire Mitigation
8. New Business
9. Discussion of Proposed Amendments to the Covenants
10. Adjourn

Roads Report

I reported in the spring newsletter that unusually wet and rainy weather had undone much of the earlier road work. Since then, continuing wet weather has caused more erosion to the point where we are close to depleting our road maintenance funds for the rest of our fiscal year ending in Sept. Therefore, we will be forced to focus on the more essential tasks of cleaning out culverts and ditches to try to keep the water off of the roads.

Experiments with using larger gravel on some steeper roads is encouraging as it tends to stay in place better. However, in a downpour, some gravel still washes off the road and is carried away scouring out ditches and stopping up culverts. Plugged culverts divert water back onto roads as well as onto adjacent property sometimes eroding driveway culverts. (Members who are able can help by using a shovel to keep their driveway culvert open.)

Many steeper ditches are getting deeper and some are beginning to undercut the roadbed. To minimize this we have begun purchasing larger rocks to put into the deeper and steeper ditches to hold fast, slow the water, and catch and hold the smaller rocks and gravel.

Finally, I should announce that I moved to Fauquier County last month. However, as a continuing property owner, I will remain as the Roads Chairman for a time.

But we need another contractor to take over the road work I had been doing. Ideally, the contractor should have a tractor with: approx. 30 HP, a box blade and/or a backhoe to do ditching work.

Jeff Rash, Roads Chairman.
lear60pilot@gmail.com

Wildfire Mitigation Program

As a result of several complaints, I need to remind members that lighting fireworks in our subdivision is a violation of county ordinances mainly because they pose a risk of starting a woods fire. But to be sure, I checked with the Warren County Fire Chief who responded:

**“Guys,
Regarding questions in your e-mail, the County does have a fireworks ordinance, including a permitting process. And you are right, anytime someone starts a fire period, accidental or criminal, there is always [a] litigation possibility and even possible criminal charges.
Reminder, there is no open burning allowed in Blue Mountain or High Knob Sanitary District. The County Attorney has ruled that open burning includes setting off fireworks; its against the law. I hope this helps and if you have any more questions, please let me know.”
Richard E. Mabie
Fire Chief**

As to the Firewise Program, there have been no changes in the situation since the spring newsletter. We still have no word from the state that we will get any grant money this year for chipping deadfall.

Regardless, I still encourage property owners to pile up deadfall near any road in the subdivision and email (or call me) with the address and number of piles, and the number of hours worked to create them. There is still a chance I can exchange your hours of effort into some state money later in the year. If not, and we collectively create enough piles to justify it, I will ask the board for some money to rent a chipper and will put out a call for volunteers to run it.

Jack Davis, Firewise Program Coordinator
jstuartd1@aol.com, 540-622-2642 (Jun-Oct)

July 4th Fireworks to Continue!

There was a concern in late June that we might not be able to continue our annual Independence Day fireworks at the lake due to new training, licensing, and permitting requirements but that turned out not to be a problem. Also, last minute contributions were enough to pay for the fireworks this year with a little left over to begin funding the event for 2012. We will be asking you again to contribute to keep this event going to celebrate the birth of our great nation.

Mail contributions to:

BMPOA Treasurer

PO Box 114

Linden, Va. 22642

From The Lodge

There are still plenty of available dates for the 2011 season at the BMPOA Lodge located on Cliff Road. The season closes in late October due to the lack of a working heating system. The site is very popular among property owners interested in hosting social events (weddings, family reunions, parties, etc.).

The setting is spectacular and the fee is a modest \$300 of which \$200 is a refundable cleaning deposit plus an additional \$50 is refunded if the dishes/flatware/chafing dishes are not used, or are washed, rinsed, dried and put away after use.

Lodge Use, ABC, and contract documents can be viewed and downloaded from <http://www.bmpoa.org>. Then go to 'Recreation' then 'Lodge'.

Property owners who anticipate booking the facility should contact Missy McManaway to make an appointment to visit the lodge and actually see what is available. 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

Covenants Enforcement

The Covenants Enforcement Committee began the 2011 survey in July and will report on developments at the annual mtg.

The dense forest we enjoy around us can give the false impression that it is ok to shoot guns here. The reality is that we live in a subdivision where people may be living and children playing just a few hundred feet away. So Warren County in 2004 (Section 177-3 of the County code) prohibited the discharge of firearms *anywhere* within Blue Mountain Subdivision. Some members may not be aware of this ordinance as there have been several recent incidents of firearms being discharged here.

Section 177-3 of the Warren County Code prohibits the discharge of firearms anywhere within Blue Mountain Subdivision

In June a firearm, probably a pistol, was fired 20 to 30 times in the subdivision and we were able to determine the direction of the shots -- but not the location. Several other concerned members are now on alert to note the direction, date, and exact time of any further shots. With two or three bearings we should be able to determine fairly accurately where it happened.

The Warren County Sheriff was alerted and he has assigned Lt. Mike Arnold to investigate to determine if there have been other incidents and to help us locate the person doing the shooting. Lt. Arnold asked me to pass on to members to call 635-4128 immediately to report gunshots in the subdivision so they can get a deputy up here to investigate.

Or, if you prefer, call or email me as soon as convenient with the date, time and direction of the shots as accurately as possible. I will pass on the information to the Sheriff's Dept.

Jack Davis,
Chairman, Covenants Enforcement
jstuard1@aol.com or 622-2642



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