

# - Blue Mountain Newsletter -

Our Thirty - Fifth Year of Publication

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

## President's Corner

Over the past two years your board has been searching for a resolution to the Tomahawk Trail issue – a 1/4 mile long road we own but which gets ten times more traffic (and damage) from residents of Shenandoah Farms (SF) than from BMPOA.

Warren County years ago approved the development of hundreds of new homes in SF. Ninety-five of those homes, most with multiple vehicles, use Tomahawk daily. A one-lane gravel road doesn't hold up for long with that amount of use. It has cost over \$16,000 to maintain Tomahawk over the past two years and we were obligated by an agreement made by the original developers in the 1970's to pay for 1/2 of that.

Over the winter and spring I, and members of the board, have met with officers of SF, local fire & rescue, as well as county officials to discuss solutions, and to renegotiate this out-of-date agreement. We cannot afford to continue to pay for 50% of the maintenance when SF does close to 90% of the damage. We see no other short term solution that is fair.

The ultimate goal was to get VA to take Tomahawk into the state road system and pave it at a cost of over \$700,000 but with the VA budget going from bad to worse that program has been "de-funded". The only program left is one in which the end users (SF and BMPOA) pay 25% of this total cost or as much as \$87,500 each. We are negotiating with SF on this split in funding. Without an agreement we are not going to pay 50% of the end-user share to pave, or maintain, Tomahawk when BMPOA road use is only 13% of the total.

Respectfully:

James

McManaway

**THE 2009 ANNUAL MEETING**  
will be held Sun., Aug 16<sup>th</sup> at 1:30 pm at the Lodge. Join us for a Pot Luck lunch at 12:30. Bring a dish to share. Soft drinks provided.



## Executive Board

|                   |              |
|-------------------|--------------|
| <b>President</b>  |              |
| Jim McManaway     | 635-7630     |
| <b>1st VP</b>     |              |
| Nynette Rourke    | 635-6381     |
| <b>Treasurer</b>  |              |
| Pete Plourd       | 636-3657     |
| <b>Secretary</b>  |              |
| Greg Young        | 703-625-4241 |
| <b>Directors:</b> |              |
| 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@yahoo.com](mailto:bmpoaboard@yahoo.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>**

## Agenda For 16 August Annual Meeting

Call To Order at 1:30 pm

Approval of Minutes

Public Input

Objectives

Treasurer's Report

Road Report

Recreation Report

Architectural Review

Covenants Enforcement

Nominating Committee

Old Business:

1. Tomahawk
2. Delinquent SD Taxes
3. Wildfire Mitigation
4. Hi-Speed Internet Access

New Business:

1. Lodge Use & Fees
2. Deer Lake Issues
3. Other new Business

Adjourn

## DSL INTERNET UPDATE

The community has reached the halfway point: 50 households have signed up with Rockbridge Global to install the equipment for High Speed DSL Internet on the mountain - we need 50 more.

Please tell your neighbors and friends to sign up - and if you haven't done so yet please send in your contract.

DSL is less expensive than satellite internet and leaps and bounds faster than dial up. 21st century here we come!

Check out: [www.BlueMtDSL.com](http://www.BlueMtDSL.com)

or call Rockbridge Global at: 540-463-4451.

Tom Lally, DSL Coordinator

## Roads Report

First, I want to emphasize Jim's earlier announcement that we have more work to do year round than our contractors currently can handle. Anyone who owns a tractor, back-hoe, or bush hog and is interested in for-hire work filling potholes, digging out culverts, plowing snow, spreading sand, and/or other light road work in our subdivision should contact Jim McManaway at 635-7630.

We are in the process of staging gravel piles at widely separated locations on the mountain, and with more contractors we should be better able to keep up with potholes most of the year.

Heavy grading work is underway on Old Sawmill and some other roads at lower elevations (Sec. I). Over the next month some heavy work and application of gravel will be done on some roads in Sec. II (below Blue Mt. Rd.). Sec. III (generally between Blue Mt. Road and Freezeland Rd.) will be resurveyed for more pothole work this summer. Sec. IV (all roads feeding off of Tomahawk) is in fairly good shape, except May Apple which erodes quickly and will need some heavy work.

Jeff Rash, Roads Chairman

## From The Lodge

There are still dates available for property owners interested in reserving the BMPOA Lodge on Cliff Road to host social events (weddings, family reunions, parties, etc.). The lodge can be reserved from mid-May to late October when the building will be closed for the winter.

The setting is spectacular and the fee is a modest \$50 for property owners to cover utilities, insurance, etc. A refundable \$200 cleaning deposit is also required to ensure the property is cleaned after an event. Lodge Use, ABC and contract documents can be viewed and downloaded from <http://www.bmpoa.org/> then go to 'Recreation' then 'Lodge'. Be sure your pop-up blocker is set to allow pop-ups from BMPOA.

If you are a licensed caterer, event planner, etc. let me know about the services you offer and I will provide it to potential lodge renters as appropriate. Contact me to visit the lodge and actually see what is available. I can be reached Mon-Thu at: (703) 532-4481, Fri-Sun (540) 635-7630, Cell (540) 622-4966 or, email me at: [happybooker@worldnet.att.net](mailto:happybooker@worldnet.att.net).

Missy McManaway

## Covenants Enforcement

Over the past year members have responded well to reminders and notices to correct violations of our protective covenants, improving the overall image of our community. Although property values are declining everywhere, one thing we can do to help preserve value is to maintain our property.

Problems that were violations of county ordinances, and had not been corrected by the end of October 2008, were turned over to Warren County's Zoning and Planning and Building Inspections Departments. A quick survey in June shows that most of those have been corrected. Unfortunately, a few that remain appear to be the result of either abandonments or foreclosures of older cabins. Some of those have already been resold and are in the process of being upgraded or brought back to minimum standards.

This summer the Committee will do the 2009 annual survey of every structure from our roads. A Notice of Violation will be mailed to individual property owners. A summary report will appear in the fall newsletter.

Please continue to help us protect property values and to keep our community an attractive and safe place to live. Jack Davis, Chairman [jstuard1@aol.com](mailto:jstuard1@aol.com)

## Wildfire Mitigation Program

We can start piling deadfall again beside any of our roads. Please don't forget to report to me or any other board member the number of hours (or dollars) you spend doing this. The more hours of "in-kind" effort I can document to the state, the more money we can get for BMPOA to have the piles chipped and hauled. Email me your hours at [jstuard1@aol.com](mailto:jstuard1@aol.com) or call me at 622-2642.

VDOF is still 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

## Golf Tournament!

The Linden Volunteer Fire Department which responds to 911 Health and Fire emergencies for our community is hosting a Golf Tournament at Blue Ridge Shadows Course Sept. 12, 2009 in remembrance of 9/11. **Support our local firefighters.** For details, visit their website at: [www.lindenvfd.org/](http://www.lindenvfd.org/) or call Sandy at 571-283-4461 or Alicia at 622-0250. Discounts for early registration.

## Deer Lake Issues

Deer Lake is being enjoyed by many BMPOA Members. On almost any day with decent weather a dozen or more people are there swimming or just sunning on the beach or dock. The float has been re-anchored in the middle of the lake and we are trying to locate a source of sand to replenish the beach. We hired a contractor to cut grass and clear weeds and brush from the dam. (One member did some of that work voluntarily.)

At least 80 members enjoyed a rocking Fireworks display on the 4<sup>th</sup> of July funded by contributions from members. (Warren county will not allow us to use your Sanitary District taxes for fireworks.) We have received only \$150 this year so next year will be far less impressive without further contributions. If every attending family could contribute \$5, we will be able to continue this fun tradition.

Unfortunately, all is not rosy at Deer Lake. This gem of a recreation facility, maintained with your Sanitary District taxes, is increasingly being taken over by trespassers. To avoid unruly, intimidating, loud, profane, and even drunk trespassers, some members are staying away from our lake. There has been growing and mindless vandalism of the dock, float, signs, life preservers, and the dam itself. Repairs are very expensive, and we are attempting to control damage by increasing the presence of hired security guards, but we cannot afford to have the area patrolled constantly.

Members have the right to show their current Recreation Area Pass and then ask to see the Pass of anyone else at the Lake. If they will not or cannot display a pass, first ask their names and where they live. Write it down and politely tell them it appears they are trespassing on private property and ask them to leave due to insurance requirements. If trespassers becomes belligerent or abusive walk away and immediately call the county Sheriff at 635-4129 and report a trespassing incident. A car license number would be very helpful to the county in following up.

Reminder: Dogs are allowed on the dam and may swim in the lake but are not allowed on the dock. Children play in the sand at the beach so dogs are not permitted there or on the grassy slope leading to the beach. Owners are required to scoop their dogs' poop.  
Your Recreation Committee.



## Oktoberfest AT THE LODGE

Helga Heiberg is hosting another Oktoberfest celebration at the Lodge on October 3<sup>rd</sup>. Helga is providing a traditional German meal and as part of the fun is organizing a children's dance (a polka). Please give her a call at 636-9944 no later than 9 August if your child can take part. Note the enclosed flyer in this newsletter for details including the menu and how to make reservations.

## Blue Mountain Road Safety Issues

Some of us who live on Blue Mountain Road would like other members to drive more slowly and show a bit more courtesy when driving there. Although wider than it was years ago, it is still not a true two-lane road in most places. The upper unpaved reaches have many dangerous drop offs and washed out culverts with no guard rails to prevent a car from going over the edge. Over the years, two people have been permanently paralyzed after going off of this road. The dust is no picnic either. Thanks for your consideration.

Cathy Berger

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

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