

**WPOA  
2022  
ANNUAL MEETING**

---

**TABLE OF CONTENTS**

	<b><u>PAGE #</u></b>
<b>AGENDA</b>	<b>2</b>
<b>LETTER FROM PRESIDENT</b>	<b>3</b>
<b>TREASURER'S REPORT</b>	<b>4</b>
<b>BUDGET SUMMARY</b>	<b>5</b>
<b>2023 ASSESSMENT (<u>DUE FEB. 1, 2023</u>)</b>	<b>6</b>
<b>WPOA COLLECTION POLICY</b>	<b>7</b>
<b>WPOA MASS-NOTIFICATION SYSTEM/VOLUNTEERS NEEDED</b>	<b>8</b>
<b>WINTERGREEN FIRE DEPARTMENT/RESCUE SQUAD</b>	<b>9-10</b>
<b>WINTERGREEN POLICE DEPT. PROGRAM BRIEFS</b>	<b>11</b>
<b>ARB UPDATE</b>	<b>12</b>
<b>WPOA AMENITIES AVAILABLE TO ALL PROPERTY OWNERS</b>	<b>13</b>
<b>MAILBOXES/ ASSESSMENT PAYMENT OPTIONS</b>	<b>14</b>
<b>WEBSITE INFORMATION</b>	<b>15</b>
<b>WINTERGREEN COMMUNITY REMINDERS AND RESOLUTION</b>	<b>16-17</b>
<b>CANDIDATE BIOGRAPHIES</b>	<b>18-26</b>

**CANDIDATE BALLOT/PROXY HAS BEEN MAILED WITH A  
RETURN ENVELOPE. PLEASE BE SURE TO MAIL BEFORE OCT. 21, 2022**

**WINTERGREEN PROPERTY OWNERS ASSOCIATION**  
**ANNUAL MEETING OF MEMBERS**

**November 12, 2022**

8:00 a.m. – Ballot Collection – Community Fair – SKYLINE PAVILION

9:00 a.m. – Meeting – SKYLINE PAVILION

CALL TO ORDER- KAREN ASHER, PRESIDENT

INTRODUCTION OF BOARD MEMBERS- KAREN ASHER

NOMINATING COMMITTEE REPORT AND CALL FOR BALLOTS- LARRY LUESSEN

TREASURER’S REPORT- BILL MARTIN

EXECUTIVE DIRECTOR’S REPORT- JAY ROBERTS

FIRE AND RESCUE REPORT- CHIEF CURTIS SHEETS

POLICE REPORT- CHIEF DENNIS RUSSELL

QUESTION AND ANSWER SESSION: TIME WILL BE ANNOUNCED DURING THE MEETING

ELECTION RESULTS

ADJOURNMENT



88 Wintergreen Drive, Roseland, VA. 22967

Dear Wintergreen Property Owners,

Greetings to all WPOA members and welcome to Wintergreen if you are a new property owner. Over one third (1,200) of Wintergreen properties have changed hands over the last three years. This means that we will see a lot of new faces for the first time at our Annual Property Owners meeting on Saturday November 12<sup>th</sup>. We have not held an “in person” annual meeting since November of 2019 and we hope everyone will consider attending this year. This is an opportunity to meet the Board members you have elected, and the WPOA staff including our WPOA Police, Fire & Rescue agencies. It also is an opportunity to explore the community groups that contribute to the unique quality of Wintergreen – The Wintergreen Resort, The Nature Foundation, Wintergreen Performing Arts, Here to Stay in Wintergreen, and The Sporting Club which will be represented at tabletop displays before the meeting.

Improvements made this year have enhanced Wintergreen living for all property owners. Mountain projects included a new lending library and a much-needed gathering space established at the Trillium House. In the Valley, the walking path that connects the redesigned Stoney Creek Park with Wood Nettle Lane was totally renovated. The park and path are highly family friendly with benches and picnic tables scattered along a 1-mile segment bordering Old Stoney Creek. If you haven't explored this area of the community, you are missing something special. Additional improvements in the works include an upgraded landscaped area at the Tuckahoe Clubhouse with a mix of hardscape, plants and seating areas.

Looking ahead, renovations & upgrades of our recreational facilities at Chestnut Springs and Rodes Farm are under consideration. Both facilities contain pools and other amenities that date back 40 years. Plans for improved parking, additional pickle ball/tennis courts are some of the things under consideration. Before we embark on projects requiring substantial resources, however, we need community feedback in order to understand what improvements today's property owners want, what they will use the most, and if they are willing to allocate funds for them. The Board has approved the development and distribution of a comprehensive owner survey designed to help us understand better who our homeowners are, their needs, and amenity priorities. Our last survey of this type occurred in 2004. It is imperative that you participate in the survey since it will guide board decisions involving future amenity development. The results will be shared with the community once it is finished.

Although it has been a wild economic year with inflation, high fuel prices, increased labor costs, continued labor shortages and supply chain gaps, WPOA has stayed within budget and maintained the high level of service property owners expect. Next year's budget reflects the increased costs brought about by the afore mentioned challenges. In particular wages, insurance, payroll taxes, and workers comp are driving the overall increase in homeowner fees. The 2023 increase is 5% for all properties, equating to \$7.83/month for improved property and an annual increase from \$1,875 to \$1,969. This increase is necessary in order to address chronic recruitment and retention challenges in EMS and Police services while still maintaining the current level of maintenance of our roads and common areas. Detailed information regarding the budget can be found in the attached Treasurer's report.

This year we will elect two Board members. We have nine candidates in contention this year. Their bios are enclosed along with the ballot, and are posted on the WPOA website, [www.wtgpoo.org](http://www.wtgpoo.org) . Please be sure to vote for two candidates and return your ballot.

We hope to see you at the annual meeting.

Karen Asher  
President  
WPOA Board of Directors

## Treasurers Report

A major expense included in the Road Maintenance Department is continued culvert replacement, slip lining and normal surface treatment on scheduled roads. Major culvert repair and replacement work will continue in the foreseeable future and budgeted funds going forward have been adjusted accordingly. In addition, Walking Trails and Stoney Creek Park improvements will continue through year end. It should also be noted that we experienced additional expenses this year due to rising Snow Removal and Fuel related costs. These are addressed in the 2023 budget.

Recruitment and retention in all Public Safety Departments (Fire & Rescue, Police) continue to be a major issue and concern for us. The 2023 Budget addresses pay, benefits, and retirement funding increases to help WPOA remain competitive.

The Board of Directors has reviewed and approved the **2023 Budget**. The budget summary below reflects a balanced budget based on an increase of **\$7.83** per Month (**5%**) in the Improved Property Annual Assessment rate. Commercial, development, unimproved (lots) etc. rates increased by 5% as well.

The **2023 Budget** provides for the following changes in Income and Expenses highlighted as follows:

- 1) **\$172K Increase** in wages 4% COLA with added focus on EMS/Police retention/recruitment
- 2) **\$204K Increase** in Insurances, W/C, taxes, 401k funding
- 3) **91K Decrease** in Road Reserve Funding & Asphalt Profiling
- 4) **121K Increase** in Road operating and fuel related costs
- 5) **\$22K Increase** in Police Equipment and Police operations
- 6) **\$24K Decrease** in Maintenance operations and facilities
  
- 7) **\$344K Increase** in Annual Assessments **Income**
  
- 8) **\$60K Increase** in anticipated Amenity Fee & Cell Tower **Income**

Finally, the next major paving of asphalt on primary roads including Wintergreen Drive is now projected for Spring 2028. Replenishing reserve funds and updated estimates began in 2022.

Please direct specific questions to Jay Roberts (434) 325-8531 or Theresa Harris (434) 325-8530.

Thank you,

Bill Martin  
WPOA Treasurer

To View the complete Annual Packet, please visit our  
website at [www.wtgpoa.org](http://www.wtgpoa.org)

WPOA ANNUAL MEETING ON NOVEMBER 12, 2022

**WINTERGREEN PROPERTY OWNERS ASSOCIATION, INC. OPERATING BUDGET SUMMARY 2020-2023**

<b>INCOME *BOOKED</b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>	<b><u>2023</u></b>
	<b><u>ACTUALS</u></b>	<b><u>ACTUALS</u></b>	<b><u>BUDGETED</u></b>	<b><u>APPROVED</u></b>
Assessments Billed	6,351,429	6,448,692	6,608,431	6,952,323
WP LLC Inc. Amenity Fee 1%	234,430	270,938	170,000	200,000
HOA Disclosures, other, Landscaping	184,620	161,890	40,148	42,748
Cell Tower Leases	124,151	130,803	93,000	120,000
2021 Reim S&R FROM Road & Reserve Accounts	579,515	1,112,194		
<b><u>TOTAL INCOME</u></b>	<b>7,474,145</b>	<b>8,124,517</b>	<b>6,911,579</b>	<b>7,315,071</b>
<b>OUTLAYS</b>				
Police Includes Capital	1,212,227	1,281,338	1,349,141	1,460,520
Fixed-Taxes- Facilities Repair/Replace	379,115	585,475	332,300	353,000
General & Administrative	607,572	593,996	648,785	675,663
Architectural Review Board	71,796	7,0571	73,477	90,793
Road Maintenance	3,208,255	3,231,973	2,170,517	2,241,563
Public Areas- Pools: Rodes Farm & Chestnut Springs	147,630	234,732	174,935	194,297
ES Bldgs. Mt. Station I & Valley Station II	44,234	67,166	52,437	61,268
Fire Dept. Operations Contribution	55,000	55,000	50,000	50,000
Fire & Rescue Personnel	1,511,474	1,647,737	1,749,745	1,897,916
Rescue Dept. Operations Contribution	50,000	50,000	50,000	50,000
<b><u>TOTAL OUTLAYS</u></b>	<b>7,287,303</b>	<b>7,817,988</b>	<b>6,651,337</b>	<b>7,075,020</b>
<b>CONTINGENCY</b>				
Capital Equipment	40,000	40,000	40,000	40,000
Gypsy Moth/Management/Trails/Carbon Credits	33,626	12,549	20,000	20,000
Contingency for Trails Paving/Park Expense	16,837	20,000	20,000	20,000
Snow & Storm				
<b><u>RESERVES</u></b>				
Wintergreen Drive & Asphalt Roads	210,000	210,000	180,000	160,000
<b><u>TOTAL CONTINGENCY &amp; RESERVES</u></b>	<b>300,463</b>	<b>282,549</b>	<b>260,000</b>	<b>240,000</b>
<b>TOTAL OUTLAYS &amp; RESERVE FUNDING</b>	<b>7,587,766</b>	<b>8,100,537</b>	<b>6,911,337</b>	<b>7,315,020</b>
<b>NET FOR YEAR</b>	<b>-113,622</b>	<b>23,980</b>	<b>242</b>	<b>51</b>

2023 ASSESSMENT INCREASE OF \$94 BASED ON IMPROVED RATE 5% (\$7.83 INCREASED PER MONTH). NEW 2023 IMPROVED \$1969.00

WINTERGREEN PROPERTY OWNERS ASSOCIATION  
ARTICLE V – ANNUAL ASSESSMENTS  
**(DUE: FEB. 1, 2023 – LATE PAYMENT PENALTY – 15%)**

	<b>2023 ANNUAL ASSESSMENT</b>
IMPROVED PROPERTY	<b>\$1969.00</b>
W/ 3 <sup>RD</sup> OWNER	\$2953.00
UNIMPROVED PROPERTY	<b>\$1306.00</b>
W/ 3 <sup>RD</sup> OWNER	\$1959.00
COMMERICAL PROPERTY PER COVENANTS	\$1306.00

THIS IS AN INCREASE FOR 2023 OF:

\$94/ IMPROVED	(1-2 OWNERS) (\$7.83 PER MONTH)
\$62/ UNIMPROVED	(1-2 OWNERS) (\$5.16 PER MONTH)
\$141/ IMPROVED	(3RD OWNER) (\$11.75 PER MONTH)
\$93/ UNIMPROVED	(3RD OWNER) (\$7.75 PER MONTH)

The Wintergreen Property Owners Association has enclosed the budget for 2023 to give you ample time to review and direct questions to us for answers during the annual meeting to be held on November 12, 2022. Please note that annual assessments will be mailed on December 1, 2022. If you have not received yours by December 10, 2022 please contact Ceason Morris, AR at 434-325-8524.

Questions regarding the budget may be submitted in writing to or by email: Wintergreen Property Owners Association Budget, 88 Wintergreen Drive, Wintergreen Resort, VA 22967 or [admin@wtgpoa.org](mailto:admin@wtgpoa.org), before October 23, 2022 to allow time to prepare responses accordingly.

**VISIT THE WPOA WEBSITE AT [WWW.WTGPOA.ORG](http://WWW.WTGPOA.ORG)**

Wintergreen Property Owners Association, Inc.

Collection Policy  
Concerning Assessments on Lots, Dwelling Units,  
Public and Commercial Units

Pursuant to Article V of the Amended and re-stated Declaration of Covenants and Restrictions (amended covenants 2/16/2000) of the Wintergreen Property Owners Association, Inc.

1. Notices of annual assessments are to be mailed to property owners of record no later than December 1
2. Annual assessments are due and payable by February 1 of the calendar year for which they are billed. A late payment penalty of fifteen percent (15%) will be added if the assessment is not paid on or before the past-due date specified in Section 3. Additionally, costs of collection as provided for in Article V- Covenants for Assessments will be charged.

The Annual and Special Assessments, together with such interest, at the judgment rate used by the Circuit Courts of Augusta and Nelson Counties; a late payment penalty of 15% and costs of collections therefore as hereinafter provided, shall be a charge and continuing lien on the real property and Section 1. Creation of the Lien and Personal Obligations of Assessments, Section 9. Effect of Non-Payment of Assessment: The Personal Obligation of the Owner; the Lien; Remedies of Association.

3. March 1 of each year, second notices with interest thereon are processed and mailed to owners with delinquent accounts.
4. A third notice is mailed to then-delinquent property owners on April 1 with interest thereon. Unpaid accounts are forwarded to the attorney of record for collection at a fee negotiated by Wintergreen Property Owners Association and the attorney, pursuant to Article V, Section 1, 9 & 10 of the Covenants. This fee is applied to the owner's account and is collected by the WPOA attorney, as part of the costs of Court. The attorney of record shall send a letter demanding payment within 30 days prior to instituting suit against a property owner for the delinquent account. Suits for delinquent annual assessments would be instituted in the General District Court of Nelson County or Augusta County, and, after ten days have elapsed from judgment without appeal, Abstracts of Judgment would be docketed as a lien against the property, in Nelson and/or Augusta Counties, Virginia, and, additionally, would be docketed in the landowner's home jurisdiction, if within Virginia. Interest will continue to accrue at the Virginia judgment rate until paid and satisfied, through the offices of the WPOA attorney. Upon payment, the attorney would make release of the paid judgment lien among the land records of the aforesaid county(ies).

Adopted by the Wintergreen Property Owners Association, Inc., Board of Directors this the 14<sup>th</sup> day of August 2009, based on the revised WPOA Covenants, February 13, 2009.

\_\_\_\_\_  
President (Seal)

Attest:

\_\_\_\_\_  
Secretary/Treasurer

**Signatures on file in the WPOA Administrative Office**

## Alert Wintergreen System

“Alert Wintergreen” was started years ago by Wintergreen Fire & Rescue to communicate real-time urgent information to owners. The system works very well. Today the system is funded entirely by WPOA and primarily operated by Fire & Rescue staff.

Messages will be categorized as high priority or routine. High priority messages are those which are safety related. Alert Wintergreen will attempt to deliver high priority messages by all pathways. (Phone, Text, Email) High priority messages are very rare.

Non-priority messages typically only arrive by text pathways. (Text message or email) The sender identification will indicate which department is sending the message. (WPOA Information, Wintergreen Fire & Rescue, or Wintergreen Police) The subject heading will typically get the point of the entire message across. For example, “Wintergreen Drive paving schedule”. If you live in the valley, you might not even choose to open that message. Our goal is to minimize the burden of remaining informed of WPOA activities. We appreciate that your time is valuable.

Please visit the Fire and Rescue’s web site in your spare time and sign up:  
<https://www.wtgfireresq.org/alert-wintergreen>

### **THIS IS FOR YOUR SAFETY**

It is imperative we have one of the many options (text, email, phone call) to contact you in an emergency situation. You can control how and when you are contacted.

A few years ago we experienced a police emergency late in the evening. Alert Wintergreen delivered the warning to just under 2,000 property owners in just under 5 minutes.

---

### VOLUNTEERS NEEDED FOR THE WINTERGREEN RESCUE SQUAD

Want to drive an ambulance and serve your community? Last year the Rescue Squad responded to over 500 calls with more than half of these in the Wintergreen community. To maintain rapid response times without increased costs, Wintergreen Rescue Squad relies on community volunteers to serve as drivers. Volunteers sign up for 36 hours per month during which they are ready to respond with a licensed medic to emergencies on property and in Nelson County. A comprehensive training program is provided before being cleared as a driver as well as ongoing training thereafter. If you would like more information or to join the men and women who serve on your rescue squad contact Mike Riddle, Deputy Chief of Wintergreen Fire & Rescue, [325-8552](tel:325-8552). Your community needs you.

Ron Culberson  
President WRS



## VOLUNTEERS NEEDED FOR THE WINTERGREEN FIRE DEPARTMENT

Our Wintergreen Fire Department ranks in the top 3% of all Virginia fire departments as rated by the Insurance Safety Organization. Primarily staffed with highly trained professionals, the department is always in need of supportive volunteer personnel from the Wintergreen community. There is a range of volunteer services needed. The categories of volunteers are Regular Member Firefighters, on scene support Auxiliary Members and administrative Auxiliary Members. Regular volunteers train to fight the fire, operate the engine and the pumping system. Regular Member Firefighters are asked to be on call 30 hours a month.

Auxiliary volunteers may fill a variety of roles: to deliver water and snacks to firefighters in rest periods; record when firefighters enter and leave the building; supply equipment from the engine to the firefighters or; refill air bottles depleted by the firefighters. Administrative Auxiliary volunteers help with fundraising and time-keeping. If you would like more information about either Volunteer Membership, please contact Mike Riddle, Deputy Chief of Wintergreen Fire & Rescue, at 325-8552. For Auxiliary Membership, contact Mary Gilliland, Auxiliary Member Chair, at 361-2364.

Ron Cote',  
President WFD

### FIRE & RESCUE SERVICES

#### DIAL **911** FOR ALL EMERGENCIES

WPOA provides employees in each station 24/7 who are trained to handle either fire or rescue emergencies. These providers are in place to assist either the Wintergreen Volunteer Fire Department or the Wintergreen Volunteer Rescue Squad.

Capital items such as ambulances and fire-trucks are **not** supported by WPOA assessments. Each department conducts a fund-drive each year to raise funds for these items.

**The Wintergreen Volunteer Fire Department** is a non-profit organization which was established in the late 1970s to protect the Mountain Village. Over the years, the department has grown to protect both the mountain and valley developments. The Insurance Safety Office (ISO) rating for the Fire Department is **2/9** which places the department in the 97<sup>th</sup> percentile when compared to similar size and structure departments in the nation.

The Fire Department offers fire products such as extinguishers, escape ladders, and alarms. Safety products are sold at cost. The goal is to get as many safety products in the community. The Fire Department officials will gladly assist residents with risk analysis if requested.

To contact the fire department for non-emergency purposes;

Mountain Station 434-325-1051  
Valley Station 434-325-8538  
Chief 434-325-8536  
Deputy Chief 434-325-8552

Mail tax-deductible donations or correspondence to WVFD, P.O. Box 711, Nellysford VA 22958.

**The Wintergreen Property Owners Volunteer Rescue Squad**, also a non-profit organization, operates 4 advanced life support ambulances as well as “first response” units located in both stations. Additionally, a “Heavy Squad Truck” is located in the Valley Station. This truck carries specialized equipment used to cut apart cars, assist with search and rescues, and serves as a mobile command post in the event of a missing person or large-scale incident.

The rescue squad will perform a “healthy 12-lead EKG” per your request. These cardiograms stay on file in each ambulance and can be used to assist you during a cardiac emergency.

The squad also maintains a stock of durable medical equipment such as crutches, wheelchairs, potty-chairs, etc, which can be loaned to people with temporary needs.

To contact the rescue squad for non-emergency purposes;

Mountain Station 434-325-1051  
Valley Station 434-325-8538  
Chief 434-325-8536  
Deputy Chief 434-325-8552

Mail tax-deductible donations or correspondence to WPOVRS, P.O. Box 711, Nellysford VA, 22958.

In addition to cash contributions, both departments have recently been able to benefit from donations such as vehicles, building lots, stocks, and bequests. All such donations are liquidated as quickly as possible. Please remember to think about these agencies in your estate plans.

The Fire Department and Rescue Squad share a comprehensive website as well as a frequently updated Facebook page. [www.wtgfireresq.org](http://www.wtgfireresq.org) or simply search Wintergreen Fire & Rescue on Facebook.

## WINTERGREEN POLICE DEPARTMENT

### How to Reach Us:

Office of the Chief:	434.325.8521
Patrol Supervisor:	434.325.8523
Dispatch Supervisor:	434.325.8523
Accreditation:	434.325.8526
Investigations:	434.325.8522
Dispatch (non-emergency):	434.325.8520 / 434.325.1106
Emergency:	911
Website:	<a href="http://www.wintergreenpolice.org/">www.wintergreenpolice.org/</a>
Facebook	<a href="http://www.facebook.com/wintergreenpolice/">www.facebook.com/wintergreenpolice/</a>

**HOUSE WATCH:** The WPD checks your Wintergreen home while you are away. Sign up at [www.wintergreenpolice.org/house-watch](http://www.wintergreenpolice.org/house-watch), we will check your house for you.

**QUALITY OF LIFE:** The WPD provides guidance on how to make your home more secure and ways to reduce your chances of becoming the victim of crime.

**SKI AND SNOWBOARD EQUIPMENT REGISTRY:** Register your ski and snowboard equipment (serial numbers, make, model, etc.) with the WPD. In the event your equipment becomes lost or stolen, we will have the information necessary for entry into state and national crime files.

**WELLNESS WATCH:** For property owners who live alone, or those who are disabled or ill. A Dispatcher will check with you daily by phone to make sure you are safe and well. Read more about this service at [www.wintergreenpolice.org/daily-check](http://www.wintergreenpolice.org/daily-check).

**RIDE-A-LONG:** Allows a property owner, over the age of 18, the opportunity to ride-a-long with a Police Officer and observe the Agency's operations.

**ALL OF THE ABOVE PROGRAMS ARE OFFERED AS A SERVICE TO YOU AT NO COST. ANY NECESSARY FORMS OR APPLICATIONS MAY BE OBTAINED BY CALLING (434-325-1106) OR STOPPING BY THE GATEHOUSE.**

### Current WPOA Board Motorcycle Policy

Property Owners owning motorcycles that have a properly affixed vehicle decal may operate their motorcycles through the gate to and from their residences only. Guests of owners and all others are not allowed to operate motorcycles on the mountain and may park them at the Community Office Building during their stay. The same policy applies to valley homeowners, in accordance with the "Valley Residential Covenants."

## Architectural Review Board

If you're planning to build a new home or modify an existing home at Wintergreen, you and your design/build team are required to go through a review and approval process with the Wintergreen Architectural Review Board (ARB). The ARB has a document that explains this process for property owners, designers and contractors titled "Building or Modifying Your Home at Wintergreen." This document was revised and re-printed in October of 2020 and included some revised guidelines as well as new provisions. Some notable items in the guidelines include:

- Plan submittals – Four paper copies of the plans for a new home or an addition must be submitted to the ARB for review. The ARB also requests that electronic or scanned copies of the plans be submitted with the application for review by the ARB.
- Set-backs of at least fifteen (15) feet to the side and rear lot lines from the home or addition are required for the preservation of vegetation and for privacy.
- A guest suite, without a kitchen, may be included as part of an accessory structure.
- Driveways with a slope to the street of eight (8) percent or greater must be paved with a hard surface.
- Window frame finishes must be dark or earth tones. White may be considered for valley floor homes. White windows will not be allowed for higher elevation homes.
- Roof slopes shall be appropriate for and in harmony with the architectural style of the house and the character of the land. More traditional style roofs shall have steeper slope roof lines (7 in 12 or above) for the main roof with lower slope roofs allowed for ancillary roof lines. High winds in certain areas should be kept in mind for roof details.
- Exterior colors are carefully controlled. White or very light colors are prohibited on higher elevation homes. Warm earth tones or weathered grays are preferred. A broader range of colors is permitted for valley floor homes.
- Accessory or storage buildings shall be constructed of the same or similar materials and finishes as the primary residence and approved by the ARB.
- Due to fire considerations, outdoor wood-burning fire pits are prohibited. Gas log fire pits are allowed. Outdoor fireplaces must have a minimum 36 inch chimney height with a screen spark arrestor.
- Above-ground LP gas tanks and outside HVAC units must be screened from view from the street and from neighboring properties. Screening may be done with lattice, wood screening or shrubs of appropriate size and density.
- Tree cutting, landscaping and stone or wood "hardscape" projects must be approved.
- All fences must be reviewed and approved by the ARB. Fences are no longer allowed on properties fronting on or adjoining the golf course, both at Devils Knob and in Stoney Creek. Fences are not allowed in the front yard. The height of fences is limited to 42 inches. Fences must be of wood materials and be three-board or split rail design.

The document, "Building or Modifying Your Home at Wintergreen" is available for downloading and printing on the WPOA website. If there are questions about any of the requirements in the guidelines, please call the ARB office at 434-325-8533 or 8537.

## AMENITIES AVAILABLE TO ALL PROPERTY OWNERS

### Chestnut Springs Pool and Pavilion and Rodes Farm Pool and Pavilion

The Chestnut Springs pool and pavilion is located on the mountain at 94 Timber Camp Drive, Roseland, VA 22967 and is open to all property owners and their guests. The Rodes Farm pool, pavilion, tennis courts, and lake with picnic area dock are located in the Valley at 1070 Rodes Farm Drive, Nellysford, VA 22958 and is open to all property owners and their guests. WPOA pools are staffed from 10am to 6pm Memorial Day through Labor Day. Pools are closed every day between 9am to 10am for daily maintenance and Thursday's at 6pm until Friday 10am for overnight chemical maintenance.

Each owner and their guest will need a WPOA pool pass upon entry to the Chestnut Springs Pool and Rodes Farm Pool. You should receive two "Owner passes" and one "Guest pass" when purchasing property here at Wintergreen from our office. (Please note that a maximum of 6 guest are allowed per guest pass). These are permanent for as long as you own the property. If a replacement is needed, there is a \$5.00 fee.

### Vehicle Decals and Pool Passes

As a new owner, you are entitled to two vehicle decals, two property owner pool passes, and one guest pool pass for our two owner facilities (Chestnut Springs Pool and Rodes Farm Pool). You can pick either of these up during regular business hours Mon-Fri 8am-4pm at the Community Offices building or they can be placed in our foyer that is open 24/7 by calling 434-325-8533. These passes are PERMANENT for as long as you own property here at Wintergreen. Replacements are \$5.00.

*Note: Owners belonging to Condominium Associations impacted by resort guest parking during ski season should contact their Association manager regarding parking passes for their guests. This will allow them parking within their condo parking lots.*

### Tuckahoe Clubhouse

The clubhouse can be rented by Wintergreen Property Owners. The charge is \$175 per event and includes use of the main room, kitchen, and pavilion. We have a fully stocked kitchen (plates, bowls, wine glasses, silverware).

**To reserve any of the above amenities, please visit our calendar at <https://www.wtgpoa.org/pools-pavilions-parks> to check availability before calling 434-325-8524 or 434-325-8530 to request a booking.**

### Fishing

All Wintergreen property owners and their family are welcome to fish the various lakes and ponds within Stoney Creek. Guests who want to enjoy fishing at Wintergreen also permitted when accompanied by the property owner. As in other waters of Virginia, [a fishing license is required](#).

For additional fishing information visit <https://www.wtgpoa.org/fishing/>

## **WPOA MAIL OPTIONS AND ASSESSMENT PAYMENT OPTIONS**

### **Mountain Mail**

Mail delivery (USPS) is available to property owners who live on the mountain **full time**. Owner mailboxes are in the Wintergarden parking lot near the trash & recycling containers. Mailboxes may be applied for by calling 434-325-8524.

Mountain Mailboxes are serviced by the WPOA Staff (M-F 8-4) with mail delivery coming from the Roseland, VA 22967 Post Office. You must have a box rented to receive 1<sup>st</sup> class mail on the mountain. Deliveries that are guaranteed to be made by UPS or FedEx (not Post Office) need to use their 911 street address with Roseland, VA 22967 as the city. (FedEx/UPS packages dropped at the Post Office for delivery are undeliverable without a postal box address and will be returned to sender).

### **Stoney Creek Boxes**

Stoney Creek is serviced by rural delivery from the Post Office in Nellysford, VA 22958. Owners need to have an approved mailbox with their 911 street address posted on the box at their driveway and complete an application at the Nellysford Post Office.

The Nellysford Post Office is located on Rockfish Valley Highway in Nellysford (beside Fisher Auto Parts).  
Address: 2663 Rockfish Valley Highway, Nellysford, VA 22958      Phone number: (434) 361-2247  
Office Hours: Mon-Fri 7:30am – 4pm (Closed for lunch 11:30am-12:30pm)

---

### **WPOA Annual Assessment Payment options**

1) Set up WPOA as a vendor with your online banking service to be paid on or before February 1. When using Bill Pay, use the WPOA mailing address: 88 Wintergreen Drive, Roseland, VA 22967 so there is no delay in receiving payment.

2) Credit card payments can be made on our website [www.wtgpoa.org](http://www.wtgpoa.org). You will have the option to pay by credit card, PayPal, or ACH (electronic payment). For new users, please have your invoice handy as you will need it to create an account using your account number and Legal Lot Wintergreen address (fees apply).

3 Mail to WPOA on or before Feb. 1, 2023 to avoid a late payment penalty of 15%

4) Pay in Person at WPOA Community Office Building. We are located across from the police Department as soon as you enter onto Wintergreen Drive. Office hours Monday through Friday 8-4pm. Foyer drop box available inside 24/7.

**VISIT OUR WEBSITE  
AT  
[WWW.WTGPOA.ORG](http://WWW.WTGPOA.ORG)  
E-MAIL: [ADMIN@WTGPOA.ORG](mailto:ADMIN@WTGPOA.ORG)**

**INFORMATION FOUND ON OUR WEBSITE INCLUDES:**

- ❖ **PAY WPOA INVOICE/ANNUAL ASSESSMENT**
- ❖ **COVENANTS & RESTRICTIONS (AS AMENDED)**
- ❖ **WPOA BOARD MINUTES, FINANCIAL REPORTS, & ASSESSMENT INFORMATION**
- ❖ **COMMUNITY ASSOCIATIONS & EMERGENCY SERVICES:  
POLICE, FIRE, & RESCUE**
- ❖ **EMERGENCY WEATHER & ROAD INFORMATION**
- ❖ **WPOA BEAR POLICY & BEAR INFORMATION**
- ❖ **FISHING AT WINTERGREEN**
- ❖ **COMMUNITY & LOCAL PHONE NUMBERS FOR SERVICES**
- ❖ **ARCHITECTURAL REVIEW BOARD & BUILDING PACKET**
- ❖ **MOTORCYCLE POLICY HERE AT WINTERGREEN**
- ❖ **OWNER PRIVILEGES INFORMATION**
- ❖ **PROPERTY OWNER SERVICES (MAILBOX & DECALS INFORMATION)**
- ❖ **COMM CALENDARS/POOL PAV/TUCKAHOE CLUBHOUSE**
- ❖ **LINK TO WINTERGREEN RESORT AMONG OTHERS**





While you are visiting, have fun and be considerate of the natural beauty and the relaxed, quiet atmosphere within residential areas, that makes Wintergreen a great place to visit. We respectfully request all property owners, renters and guests observe the following rules to ensure a pleasant stay.

### **WINTERGREEN COMMUNITY RULES:**

- In consideration of the natural environment and neighbors, exterior flood or spotlights should not be left on for extended periods of time.
- This is bear country and trash must always remain secured and not visible from adjacent properties.
- Parking on roads cannot impede normal traffic, emergency vehicles, driveways, cart paths, walking paths, or hiking trails.
- Dogs are not permitted to run loose and must be secured by leash or lead at all times, or under the control of a responsible person and obedient to that person's command. All pet waste must be picked up and disposed of properly, by the pet owner.
- Drivers of all vehicles operating or parking within Wintergreen must do so in compliance with applicable Virginia Law.
- Wintergreen is an active community. Please adhere to the community wide speed limit of 25mph, and be on alert for pedestrians, cyclists, and wildlife.
- Use of cart paths for walking, cycling, or other no-golf use is prohibited when the course is open for golf play.
- Fishing in community ponds requires a pass and passes must be clearly visible. Fishing is catch and release unless approved by WPOA.

*This document is not meant to be all inclusive, but rather is a dynamic list of the most common issues. It is incumbent upon all owners, renters and visitors to recognize and appreciate the natural beauty and relaxed atmosphere that comes from living and visiting our community, and to enjoy your stay without compromising the enjoyment of others.*



**Effective January 1, 2023**

Resolution August 5, 2022

**Whereas**, The Wintergreen Community continues to grow, and the increased use of residential property for rental purposes requires the Wintergreen Property Owner’s Association (“WPOA”) Board to act in the best interests of all owners to protect and maintain the natural beauty and the relaxed atmosphere that makes Wintergreen a great place to live and visit;

**Whereas**, Property within Wintergreen is subject to Declaration of Rights, Restrictions, Affirmative Obligations and Conditions applicable to all property, Single Family and Multifamily properties on the mountain, and Single Family properties located within Stoney Creek and Rodes Farm (“the Covenants and Restrictions”);

**Whereas**, Article IV of the Covenants and Restrictions allow WPOA “to establish rules and regulations” and “suspend the rights and easements of enjoyment of any member or tenant or guest of any member, for any period during which the Payment of any assessment against property owned by such member remains delinquent, and for any period not to exceed sixty (60) days for any infraction of its published rules and regulations”;

**Whereas**, Article VII of the Amended and Restated By Laws of WPOA gives powers and duties to the board to “adopt and amend any reasonable Rules and Regulations not inconsistent with the Association Documents and establish and enforce penalties for the infraction thereof”;

**Whereas**, pursuant to the Virginia Code 55.1-1819 of the Property Owners Association Act, the Board of Directors is authorized to adopt rules and regulations with regard to areas of its responsibility;

**Wherefore**, the Board of Directors adopts the following rules and regulation pertaining to all properties within Wintergreen:

1. All owners must notify WPOA if their property is used for rental purposes, and such owners must promptly notify WPOA of any change in use of their property.
2. All owners who rent their property as a short-term rental (less than 30 days) must comply with local ordinances, including but not limited to holding applicable business licenses, filing the required business tax returns, paying Transient Occupancy Taxes, and any other requirements of the local governing body.
3. All owners must inform all renters and guests, both in writing and onsite at their Wintergreen property, of all Wintergreen Community Rules published by WPOA, as available on the WPOA website.
4. All owners must provide WPOA with contact information (to include a phone number, email address, physical address, and mailing address) for either themselves or another party designated to handle property complaints, and through which contact information they are available 24 hours per day, seven days per week.

## 2022 CANDIDATE

### **Christopher Lane**

**(46 & 47 Beech Drive, 74 South Forest Drive)**

**RR 1 Box 759**

**Roseland, VA 22967**

**(P) 703-728-4976**

**Email:** [christopherlane@lane-family.us](mailto:christopherlane@lane-family.us)

**Occupation:** Corporate Senior Management

### **Involvement in Wintergreen Affairs:**

- Currently Chair Wintergreen Facebook group, where we positive try to focus on home ownership and bringing value added solutions to the community. Also partake in the Resorts activities and happily make others aware.

### **Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.**

Good day and I hope all is well. I would like to be a Board Member for the Wintergreen Property Owners Association. We have lived in Wintergreen for nearly a year and are full time residents. Overall I have been very happy with the WPOA and Resort services. I've expressed my gratitude to Jay, Curtis (both), Leila and Mitchel. I've really appreciated the easy-going outlook they have and the excellent customer service they provide. Very happy to call Wintergreen home and I look forwarding to serving the community in the capacity within the property owners association.

I have a diverse background with an undergrad degree in Civil Engineering, having designed roads, bridges, water and community (subdivisions) infrastructure projects the first 10 years of my career. The latter part of my career I work for the corporate offices of a large IT company in Reston Virginia in management, finance, risk analysis, etc.

I would be happy to take part as a member of the HOA and utilize my highly knowledgeable understanding of construction programs, along with my management, finance, and general business acumen of how a well-run organization should be run. I understand there are difference of opinions in the community and likely within the board. Having worked with many government organizations, I have guided organizations to a consensus path forward agreement generally most of the time. I'm moderate and willing to work with nearly anyone. I would greatly appreciate being a board member and working with the other board members to make Wintergreen a great place to live and visit. Thank you – Christopher Lane

# 2022 CANDIDATE

**William (Bill) Martin**  
**(29 Trails Edge)**  
**Roseland, VA 22967**

**(P) 201-981-5901**

Email: [martinwej@hotmail.com](mailto:martinwej@hotmail.com)

## **Occupation information**

- 3M Company/Imation, Manager/Director of various business groups. (retired)
- Blue Ridge Medical Center, Chairman of Board of Directors, 2017-2020
- WPOA, Director, 2021-present. Treasurer 2022.
- WCF, Wintergreen Community Foundation 2022-present

## **Involvement in Wintergreen Affairs:**

- Co-Founder of the **Annual Pig Roast Fundraiser** for Wintergreen Music
  - In the nine years of this WPA fundraiser it raised over \$60,000
  - Served as Co-Chair, Chair, Chef, Sponsorship Chair and on the planning committee
- Member of 3 man team that developed a marketing plan for **The Nature Foundation of Wintergreen**
- Served on the Golf committee for **The Nature Foundation, Habitat for Humanity, and Blue Ridge Medical Center**
- Resort Member since 1998

## **Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.**

I wish to continue as a Director because of the value and importance of WPOA to Wintergreen and the community. We have experienced a lot of growth and many challenges these past couple of years. The governance and fiduciary experience I have had will help provide support and guidance to the board as it addresses the current and future challenges the board and our community faces.

My wife Glenna and I moved to Wintergreen in September of 2006 but have been property owners and members since 1998.

We care deeply about this community and have been involved in various Wintergreen and community fundraisers and initiatives. In addition to my community service outlined above, Glenna also served four years as the chair of the Wintergreen Performing Arts Gala.

While at 3M, I served on the following industry associations/foundations in various capacities (Vice Chair, Chair, CEO, and Head of Strategic Planning):

- Gravure Association of America and the Gravure Education Foundation
- New York University Center for Graphic Communications Management and Technology Board of Directors
- NY Chapter of Boy Scouts of America "Good Scout" Award Committee
- Graphic Communications Association Board
- Spectrum and NYC Publication Production Committee

My community service with Wintergreen and BRMC has allowed me to establish good relationships with county residents and officials and have a good understanding of the needs of our community at all levels.

It is the experience gained in the leadership positions from these various associations and foundations, as well as my various management positions domestically and internationally at 3M that should serve me well as a WPOA Director.

## 2022 CANDIDATE

**Jim McCaffery**  
(353 Crawfords Edge)  
RR 1 Box 615  
Roseland, VA 22967

(P) 703-402-9238

Email: [jim.mccaffery@gmail.com](mailto:jim.mccaffery@gmail.com)

**Occupation:** Retired

**Involvement in Wintergreen Affairs:**

- Golf committee chair and member for 4 years
- The Nature Foundation Board 2022-2025

**Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.**

We have had a place at Wintergreen since 1985. We started with a one bedroom condo in Vistas at that point, bought a three bedroom condo in High Ridge Court in 1991, and purchased our present house on the mountain at 353 Crawfords Edge in 2011. We were part timers until 2016 when we move here full time after living in Alexandria since 1980.

As a result of our involvement here, we have experienced the community as part timers for a number of years and then as full time residents for the past 6 years. Also, since we moved here full time, we made efforts to get involved with different groups as a way of getting to know the community – including various golf groups, the Nature Foundation, Wintergreen music, and so on. We have seen the community grow, and we have been through several different owners of the Resort, so I feel I have a very good grounding in the kinds of issues that WPOA has faced and are likely to face in the future. I think this kind of perspective would be helpful to the Board now and in the future.

In addition, as a segment of part of my professional career, I worked with non-profit boards (as well as other organizations) in the areas of strategy development, communication and leadership and team building. While I do not think the WPOA board is in need of assistance in these areas, it is possible that the perspective I could bring would be useful.

## 2022 CANDIDATE

**Sara Moses**  
**(141 Club Highlands)**  
**Nellysford, VA 22958**

**(P) 434-826-1351**

**Email:** [saramoses625@gmail.com](mailto:saramoses625@gmail.com)

**Occupation:** Stay at home mom

### **Involvement in Wintergreen Affairs:**

- 2005-2009: Tree House Counselor
- 2013-2014: Ski Instructor

### **Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.**

My name is Sara Moses, and unlike most of our neighbors and applicants here in Stoney Creek, I am a native to Nelson County; more specifically, I am a native to Stoney Creek. I grew up and lived here for 18 years.

As a child, I loved living in a community where I could safely ride my bike to the pool or Lake Monocan and meet up with my friends, the other anomalies that also lived here in Stoney Creek. After graduating high school, I went to Longwood University, where I majored in Spanish and International Studies. During that time, I traveled to Honduras and lived abroad in Buenos Aires, Argentina.

Upon graduating college, I married my husband, who I met during my time in Buenos Aires. Together, we lived in Charlottesville, where I taught Spanish in both private and public schools. We both thoroughly enjoyed skiing in our free time, which is what originally brought us back to Wintergreen. We are now raising our two kids here, which is a bit nostalgic for me, as this is truly home.

I am applying for a position on the board with the exceptional motivation to make our community a place where I am proud and excited to raise my family. I have seen and experienced many years of Wintergreen at its best, and also times of significant challenges which is why I believe I will be a valuable member of the WPOA board.

## 2022 CANDIDATE

**Robin Pamela Pullen**  
**(25 Creekside Close)**  
**Nellysford, VA 22958**

**(P) 4364-361-1078**

**Email:** [docrpullen@aol.com](mailto:docrpullen@aol.com)

**Occupation:** Retired Board-Certified Small Animal Veterinary Internist

### **Involvement in Wintergreen Affairs:**

- Wintergreen Rescue Squad since 2017- Volunteer driver, BOD Secretary since 2019, Virginia certified EMT
- Wintergreen Sporting Club- BOD Secretary, social committee chair
- Wintergreen Valley Association- Member
- Wintergreen Music Festival- Volunteer
- Almost Home- Volunteer assistant to supervising veterinarian, staff training

### **Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.**

My care and concern for the Wintergreen community is why I am running for the WPOA Board of Directors.

Both my professional experience as owner of a growing veterinary specialty and emergency clinic as well as what I have learned from working as a volunteer with other property owners and professionals at Wintergreen has taught me not everything is black and white. Progress and growth in our community will require creative management that evolves with future challenges.

In the eight years I have lived in this extraordinary place I have seen a lot of change. I see new opportunities for WPOA, the resort, and this community overall. I hear neighbors and friends in the community asking good questions: Tuckahoe Clubhouse is a wonderful and well-used asset, but is it the right size. What can be done about the once-thriving restaurants on the mountain and in the valley that now sit quiet. Is it possible for the community, including the resort, to work together to create additional fun and different events. An issue dear to my heart is how can we engage more community members to volunteer for Fire and Rescue to offset the critical staffing and pay issues we face due to regional competition.

My career was 24/7 allowing little time for me to volunteer previously. Now I have had the time to make friends and enjoy being a friend. Having retired, I have also enjoyed being very involved in this community I am proud to call home. I would be honored to serve on the board of WPOA.

## 2022 CANDIDATE

**Houston S. Sorenson**  
**(523 Crawfords Climb)**  
**Nellysford, VA 22958**

**(P) 434-361-1566**

**Email:** [hs22ds991@gmail.com](mailto:hs22ds991@gmail.com)

**Occupation:** Retired

**Involvement in Wintergreen Affairs:**

- Wintergreen Rescue Squad
- BOGGS
- Wintergreen Sporting Club
- The Nature Foundation at Wintergreen
- Wintergreen Resort

**Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.**

Laura and I bought our Wintergreen home in 2008 and moved here full-time in 2010. I have participated in Wintergreen activities, primarily golf, skiing, and Wintergreen Sporting Club since 1992. My 40 years' experience as a USAF logistics officer and senior manager in a major DoD consulting firm will help WPOA to operate in an effective and efficient manner.

I joined the Rescue Squad (WRS) in 2011 and continue to serve as a very active driver. I was a member of the WRS Board of Directors (BOD) for six years, four as President, and I now serve again on the BOD. Under my leadership as President, we developed a comprehensive training program for new volunteers; instituted several new incentives for volunteers; and enrolled the most new volunteers in the history of WRS. I was honored to become a WRS Life Member in 2018. In addition to detailed knowledge of Fire and Rescue (F&R) operations, I developed extensive insight into the WPOA mission and functions. I led the development of the WTG F&R Strategic Plan, addressing the need to integrate the missions, motives, and mandates of WPOA, WTG F&R, the Resort and various Nelson County and other local agencies. I understand the role Wintergreen plays in the larger Nelson County community, and as a BOD member, use the synergies of these groups to improve our greater community.

My vision for Wintergreen is to provide an environment for all WPOA members to experience and enjoy the extraordinarily beautiful surroundings we live in, while recognizing and adapting to changing demographics and challenges to our natural environment. I realize that with 3600+ members there will be many diverse and competing interests which must be considered by the BOD. I will actively support Wintergreen Here to Stay, the Nature Foundation, Wintergreen Resort/Club, and other organizations' initiatives to make Wintergreen an even more desirable place in which to live, work, and play!

## 2022 CANDIDATE

**John J. Tani**  
**(83 Pond Hollow Lane)**  
**Nellysford, VA 22958**

**(P) 703-505-9897**

**Email:** [jjtanisr@gmail.com](mailto:jjtanisr@gmail.com)

**Occupation:** Retired

**Involvement in Wintergreen Affairs:**

- President- Wintergreen Valley Association
- Past President- Wintergreen Sporting Club

**Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.**

I believe in giving back to the community. In the leadership posts I've had in my lifetime, I've been able to work with a wide range of personalities, with opinions that differ from mine, and have been able to come to a consensus that benefits all.

These leadership positions include: Distinguished Graduate, USAF Officer Training School for outstanding leadership and academic excellence; elected and re-elected, youngest ever, to the Board of Directors (City Council) of Manchester, CT (pop: 47,000); named Co-chairman for the re-election campaign, State of Connecticut, for then Atty General Bob Killian; promoted to Vice President/Sales, Memorex Corp. for leadership of diverse types of sales teams; named Volunteer Coordinator for the volunteer team at the Albemarle County Police Department; past President of Wintergreen Sporting Club and Wintergreen Valley Association.

Your consideration would be appreciated.



## 2022 CANDIDATE

**Tammy Venezia**  
(661 Cedar Meadow Drive)  
Nellysford, VA 22958

(P) 757-535-0575

Email: [tammy\\_venezia@gmail.com](mailto:tammy_venezia@gmail.com)

**Occupation:** Loan Signing Agent

### **Involvement in Wintergreen Affairs:**

- Active within the Pickleball community
- Election official at local Nellysford precinct
- Perform Notary Services for Wintergreen Residents
- Initiated first Bunco teams in Stoney Creek

### **Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.**

My father, who was a WWII Veteran, taught me to be civic-minded from a very young age. I have been active in community for as long as I can remember. Having been very involved with my children's schools, I am happy that they are now four thriving adults.

Having served in the United States Navy, I take pride in our country and local community. I have always been a "doer" and a "fixer." I was a military spouse for 25 years and have acquired many skills from that experience. Always willing to "dig in" to accomplish common goals and see things through.

It's important that this community maintain all that we have and what so many have worked so hard for. Hearing, and really listening to homeowners, is of the utmost importance. Taking action is even more paramount. I believe we should have active homeowners sitting on the board, those that live within our community and experience day to day what this community has to offer.

Electing board members who are willing to work together and work hard is key and I believe we can accomplish this with the right people. The following quote says it all. Thank you.

**"It is not more bigness that should be our goal. We must attempt, rather, to bring people back to the warmth of community, to the worth of individual effort and responsibility, and of individuals working together as a community, to better their lives and their children's future." – Robert F. Kennedy**

## 2022 CANDIDATE

Anne Whitlock  
(1266 Stoney Creek West)  
Nellysford, VA 22958

(P) 434-882-1882

Email: [annewhitlock@comcast.net](mailto:annewhitlock@comcast.net)

**Occupation:** Teacher

**Involvement in Wintergreen Affairs:**

- Tennis, pickleball, golf, hiking, skiing

**Why I wish to become a WPOA Director and what I feel I can contribute to the organization's operation.**

We are excited to be in our “forever home” in Stoney Creek after residing for 30 years in Albemarle County and receiving a Master’s degree at UVA. Wintergreen is a unique blend of year-round residents, long-distance homeowners and weekend enthusiasts, all here to enjoy the amenities and beauty of a resort community.

I enjoy golf, tennis, pickleball, hiking, skiing, and special RVCC events. We regularly host family and friends at our residence, sharing the spectacular landscape and activities of Wintergreen.

With the growth and development in the Stoney Creek and Nelson County area, it is imperative that we have strong representation from residents in the Valley on the WPOA Board. While I am pro-development, I want to ensure that we maintain the plentiful resources and natural beauty of Wintergreen. Being a full-time, public school teacher and mother of an EMT, I am acutely aware of the concerns for meeting the diverse needs of our community.

I served on the Neighborhood Relations Committee in an HOA for over 20 years and I am familiar with the important decisions that a board makes in the best interest of all of its homeowners. Originally from Indiana, our family maintains a cottage in Michigan, so I not only understand the concerns of full-time Wintergreen homeowners, but also the concerns of the non-resident homeowners.

I look forward to working collaboratively to maintain the integrity of Wintergreen as a premier community.