

WiFi Service at Winterplace

WiFi service is now available throughout the Winterplace Complex. On November 24, 2008 WiFi went live, allowing homeowners and renters alike to access the Internet. Wireless Internet allows users to move freely about their units without the hassle of being physically 'tied down' to a tangle of wires.

The network is called 'WinterplaceCOA'. Most computers and/ or laptops should automatically offer a prompt to enter the 'open' network. The service does not require a password. Some computers may detect other wireless networks in the area. These are individual homeowner's private networks.

A very special 'Thank you' to all homeowners who volunteered space in their unit to house wireless equipment for the rest of the complex.

APC Internet Services
80 Belden Road
Rutland, VT
(802) 786-8000
(800) 936-9522
www.apcservices.biz

24/7 wireless support is available through APC Internet Services. If you are having trouble accessing the network or need further information, please feel free to contact them. Your feedback is also welcome through the Winterplace office.

Exterior Painting Continues



New paint on 'J' building

Exterior paint & trim continues to be updated. Buildings H, J & K were given a facelift over the summer. Updated exterior painting includes green trim along building edges.

Ski Trail Redesigned & 'X' Trail Added



Ski trail access to "T", 'P' moved 10' above old trail entrance. The new entrance is a smoother, more gradual access point.



Above left: View from the new 'X' building ski trail Right: Looking up 'X' trail

WINTERPLACE RECYCLES



Recycling comes to Winterplace. Recycling can be done simply by placing items in the canister, located behind the tennis courts, between 'H' & 'L' buildings. The large green canister will be clearly marked 'Recycling' and compartments will be labeled. Paper, corrugated cardboard and mixed used containers can be placed in here and will be recycled.





Board of Directors



Jerry Ligon *President*

Tony Smith *Vice President*

Michael Regan *Treasurer*

Charles Fowler *Secretary (non-member)*

Ken Bialo *Director*

Tony Forlenzo *Director*

Kate Freeman *Director*

Paul Prina *Director*

Lisa Davis *Director*

Mark Wagner *Director*

Community Association Management Team

John Watanabe *Property Manager*

Marcia Woods *Accounting*

Astrid Bradish *Owner Services*

Maintenance Staff

Michael Hamel *Maintenance Supervisor*

Ray Briere, John Galimi

Aaron Farrar, Carlos Bickford,

Heather Rabin &

Roberta Reed Rabin

Winterplace Office Holidays

Christmas December 25th **CLOSED**

New Year's Day January 1st **CLOSED**

Winter Office Hours

Monday - Friday

7:00 A.M. - 3:00 P.M.

Saturday 7 A.M - 5 P.M.

Sunday 7 A.M - 1 P.M.

Pool Hours

Daily 10 A.M. - 10 P.M.

Hot Tubs 12 noon - 10 P.M.

X Building Update



(clockwise from top) 'X' from above, retaining wall above 'X', new road leading to 'X'

Rec Center Expansion on Hold

The Rec Center Committee has decided to put on hold proposed expansion. Updates to follow.

BOARD OF DIRECTORS SELECTION

There will be three seats open for election for the Board of Directors. First-term incumbents Tony Smith (L205), Paul Prina (O206) & Mark Wagner (J305) will be running. All Board positions have a three-year term limit. Any Homeowner interested in running for the Board should contact the office for more information. (802) 228-4934

Save this date!!

February 7, 2009
We will be holding a 'Winter Social'
@ Epic at Solitude from 6—7:30pm



Pictures from this year's Fall Social held on September 27th.

Vermont Properties Update



The ski season is off to a great start, which is good news for everyone! The news from the mountain is that season pass sales are up 17%. Short-term bookings are strong as well. We are confident that the value people find here at Okemo will shine through and they will look to find how

they can make Okemo their home-away-from-home.

The 30-year interest rates are dipping into the mid 5% range. For those who have been waiting and watching, these rates combined with lowered prices, could create a positive influence for buyers.

Winterplace's sales inventory is hovering at about 12%. Other complexes on the mountain have similar inventory and some have less. Overall condo values have decreased roughly 20% over the last 18 months. A good snow year is important since it seems many are looking to stay closer to home rather than take the 'West Coast' ski trips this year. Okemo & Winterplace have a good shot of winning over some new visitors.

As always, feel free to contact our office for any of your real estate needs. We are grateful for your business and your continued support and referrals.

Happy Skiing!

Kathy, Suzanne, Alyson and George (802) 228-8877

Newspapers

Winterplace will once again take orders for the Saturday and/or Sunday *New York Times*, *Boston Globe* and/or *Rutland Herald* starting December 2008. Papers may be ordered on a week to week basis, seasonally, or for certain spans of time. Papers need to be ordered by the Thursday *prior* to the weekend and paid in advance.

Call us and we can fax or email you an order form.

POINTS OF INTEREST

- ◆ UNIT THERMOSTATS ARE TO BE SET NO LOWER THAN 58° F.
- ◆ CO & SMOKE DETECTORS ARE HARDWIRED. AFTER HOURS FALSE ALARM RESPONSE CALLS ARE SUBJECT TO CHARGE.
- ◆ ALL MAINTENANCE REQUESTS NEED TO BE IN WRITING AND SUBMITTED TO THE OFFICE. MAINTENANCE REQUESTS ARE HANDLED IN THE ORDER THEY ARE RECEIVED.
- ◆ ALL HOMEOWNERS & RENTERS ARE REQUIRED TO HAVE A VALID POOL PASS WITH THEM TO USE THE WINTERPLACE POOL & SPA.
- ◆ PLEASE REMEMBER YOUR KEYS. HOMEOWNERS WILL BE INVOICED FOR UNIT UNLOCKS BETWEEN 10PM AND 7AM.
- ◆ PACKAGES RECEIVED AT THE OFFICE MUST INDICATE UNIT # DESTINATION.
- ◆ PLEASE ALERT THE OFFICE AS TO ANY CONTACT UPDATES.

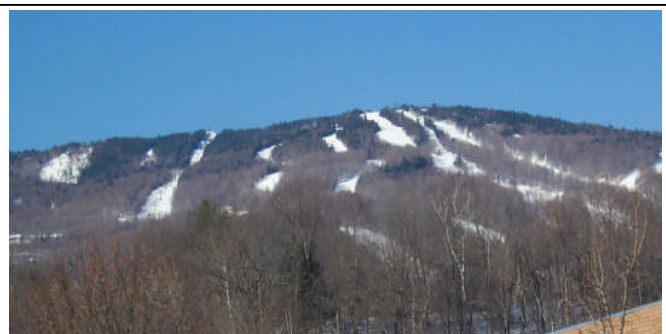
TOWING

Towing is ***strictly enforced*** at Winterplace during the ski season. Parking passes/permits are ***required*** for homeowners and their guests. Cars without proper parking passes/permits are ***towed at the owner's expense*** and brought to:



Ludlow Auto Body, 96 Rte 103

Proctorsville, VT 05153 (802) 228-3374



'Blue Bird' day! Mother Nature has provided lots of early season snow. Great conditions have been reported by homeowners able to ski & ride over the Thanksgiving holiday weekend.

Upcoming Events

December 25, 2008 Ski & Ride with Santa @ Okemo
***Prizes

Christmas Day Buffet @ Willie Dunn's Grille. For more information call 228-1313

December 28 Torchlight Parade & Fireworks Display @ Clock tower Base area &:30pm 228-1313

December 31 Coleman Brook Tavern *New Year's Eve Gala* call 228-1435 for reservations

'Kid's Night' activities for young guests @ Okemo

January 11, 2009 Opera Theatre of Weston presents "Hansel & Gretel" @ 2pm (802) 824-3821

Jan 31- Feb 1 *Winter Carnival* Ludlow
www.yourplaceinvermont.com

February 14-15 9th Annual 'Vermont & Beyond' fine art show with music & refreshments. Weston Playhouse 11am-5pm (802) 824-5288

'W' Building Price

Listed at \$1,525,000.00

H2O Policy

Winterplace would like to educate the ownership on shutting unit water off and on. Additional information will be sent under a separate cover.

HAPPY HOLIDAYS



Emergency Numbers

Brooks Pharmacy 228-8477

Dartmouth Hitchcock Medical Center
(603) 650-5000

Ludlow Ambulance (802) 228-2841

Ludlow Fire Dept. 228-3434

Ludlow Medical Ctr. 228-8867

Ludlow Police 228-4411

Riverside Veterinary of Ludlow 228-5700

Rutland Regional Medical Center
(802) 775-7111

Springfield Hospital (802) 885-2151

VT State Police

Rockingham - 875-2112

Rutland - (802) 773-9101

**In the case of emergency
dial: 911**

Activities Phone Numbers

Movie Theaters

- ◆ *Springfield Theater* Springfield, VT
(802) 885-3131
- ◆ *Plaza Movieplex* Rutland, VT
(802) 775- 5500
- ◆ *Village Picture Shows* Manchester, VT
(802) 362-2982

Bowling Alleys

- ◆ *Springfield Bowl* Springfield, VT
(802) 885-5087
- ◆ *Rutland Bowlerama* Rutland, VT
(802) 773-7707

Cross Country Skiing

- ◆ *Grafton Ponds* Grafton, VT
(802) 843-2400
- ◆ *Okemo Valley Nordic Center* 228-1396
- ◆ *Viking Nordic Center* Londonderry, VT
(802) 824-3933

Sleigh Rides

- ◆ *Brickyard Farm* Ludlow 228-5032

Sledding/ Ice Skating

- ◆ *West Hill Recreation Area* Ludlow
228-2655