

## 2008 ANNUAL HOMEOWNER'S MEETING



Board Treasurer, Mike Regan, explains the projected cost benefit each homeowner will receive from the Board's long-term capital improvement plan funded from the sale of five new townhouse buildings. The average benefit for each owner is approximately \$11,180.

## ANTICIPATED FITNESS CENTER

As communicated at the Annual Meeting, the homeowners discussed the possibility of a fitness facility addition to the existing recreation building. Preliminary drawings have been started. Specific details and layout will be sent to each homeowner in the near future.

## CHANGE IN APPRAISAL OF REAL ESTATE

We have been informed by the Ludlow Town Listers that Winterplace's appraisal value will be lowered by approximately 10%. Comparatively Ledgewood and Kettlebrook averaged a 7% reduction, Solitude 15% and Trailside 10%. More information will be sent to homeowners through the Town of Ludlow Listers Office.

We would like to congratulate the new elected board candidates, incumbents Jerry Ligon and Michael Regan and new member, Lisa Davis.

**Winterplace Board of Directors**

Jerry Ligon - President  
 Tony Smith - Vice President  
 Michael Regan - Treasurer  
 Charles Fowler - Secretary (Non-member)  
 Mark Wagner-Director  
 Paul Prina - Director  
 Ken Bialo - Director  
 Lisa Davis - Director  
 Tony Forlenzo - Director  
 Kate Freeman - Director

## Peter Vagell's Board Term Expires



We want to thank Peter Vagell for many years of dedicated service to the Association

## APPROVAL TO JOIN UNITS

The Board approved for the ownership to expand into adjoining or adjacent units. There are several conditions that will need to be met in order to proceed. Winterplace will consider the units as individual units for ownership and common monthly fees.

- ◆ Owners responsible for any and all necessary permits, local and state
- ◆ Engineering plans
- ◆ Board's final approval



### Vermont Properties

Now is the time to list your condo for a Seasonal Rental for the 08-09 ski season. If you are thinking of renting your condo seasonally or know someone interested in buying or renting here at Okemo please feel free to have them give us a call at 228-8877. We are happy to help.

We appreciate your referrals and as always, strive to provide quality service to our homeowners and customers. Enjoy your Summer!

**Suzanne, Kathy, Aly and John**



### Visibility Door Security with Peep Holes

The Board has approved the use of wide angle door security "peep holes" for homeowners.

If you are interested in purchasing this, please contact Dan at D&M Lock at 802-362-2788.

### Reminders

- ◆ **Air Conditioners** - Installation & removal is the responsibility of the homeowner
- ◆ **Current Certificate of Insurance** Please remember to send a Certificate to Winterplace at policy renewal.
- ◆ **Winterplace 3rd Annual Social** - Saturday, September 27, 2008
- ◆ **Email correspondence** - As of October 1, 2008, homeowner correspondence and newsletters will be done via email. Please make sure we have your email of choice on file. Our email is:

[winterplacecoa@gmail.com](mailto:winterplacecoa@gmail.com)

# SUMMER PROJECTS



Gurney Brothers Construction repairing water line infrastructure



Jeff Milligan and Associates install sky light replacements and work on building repairs



"X" Building Construction



Pool cleaning & re-painting

## 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 Veterinarian of Ludlow  
(802)-228-5700
- Rutland Regional Medical Ctr. (802) 775-7111
- Springfield Hospital (802) 885-2151
- VT State Police  
Rockingham - 875-2112  
Rutland - (802) 773-9101

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

## Upcoming Events

**Vermont History Expo** - Tunbridge – June 21 - 22 10 A.M.- 5:00 P.M. The Vermont History Expo is a two-day summer festival. The expo features exhibits from the collections of 150 local societies, museums and heritage attractions.

**Warren, VT- 4th of July Parade and Celebration - 8:00 A.M. to 3:00 P.M. with fireworks.** - Come and dance in the streets.

**Solarfest 2008- Vermont's Renewable Energy Festival**  
Tinmouth – June 6, 7, & 8, times vary. This Mard Gras-like celebration annually occurs during the first weekend in June.

**Vermont Mozart Festival** - July 13 - August 3 - Evenings - Shelburne, Stowe, Vergennes, Grand Isle, North Hero, Essex, Colchester and North Ferrisburg.

**Antique & Class Car Meet** - Stowe—August 8, 9 & 10 - This family friendly event features over 800 antique and classic vehicles of great diversity.

**Summer Outdoor Concert Series at Jackson Gore (6:00 PM until sundown)**

June 13th	Skyla Burrell Blues Band
June 20th	Chris Kleeman Band
June 27th	VT Symphony Orchestra (ticketed event)
July 4 th	Fry Daddy
July 11 th	Revision
July 18th	The Gully Boys
July 25th	Adam Payne and 2 Adam 12
Aug. 1st	The Few
Aug. 8th	Spiritual Rez
Aug. 15th	Michael Cleary Band
Aug. 22nd	Twiddle
Aug. 29th	Dr. Burma

## Winterplace Summer Hours

Monday - Friday  
7:00 - 3:00

Saturday - CLOSED  
Sunday - CLOSED

## Holiday Schedule

Friday- July 4th Independence Day- CLOSED  
Monday - September 1st - Labor Day - CLOSED  
Columbus Day - October 13th - CLOSED  
Thanksgiving - Thursday Nov. 27th - CLOSED  
Christmas - Thursday, Dec. 25th - CLOSED

## Activities Phone Numbers

### Movie Theaters

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

### Bowling Alley's

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

### Golf Courses

- ◆ Okemo Valley Golf Club - Ludlow, VT  
802-228-1396
- ◆ Crown Point Country Club - Springfield, VT  
802-885-1010
- ◆ Manchester Country Club - Manchester, VT  
802-363-2233
- ◆ Stratton Mountain Country Club - Stratton, VT  
802-297-4114
- ◆ Ekwanok Country Club - Manchester Village, VT  
802-362-1774
- ◆ Tater Hill Resort/Windham Golf Club - Chester, VT  
802-875-2517
- ◆ Woodstock Country Club - Woodstock, VT  
802-457-6674
- ◆ Killington Golf Course - Killington, VT  
802-422-6700

### Weston Play House

- ◆ Weston, VT (802) 824-8167