



# The Community Voice

Quarterly Newsletter, March, 2008

Winterplace COA

P.O. Box 200

Ludlow, VT 05149

Phone: 802-228-4934

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## "X" Building Sold!!



### Vermont Properties and Development, Inc. Real Estate Update

Our Vermont Properties' real estate sales team is pleased to inform you that Townhouse "Building X" is sold out! The mid mountain location Winterplace offers and a quality design make these townhouses an exceptional slopeside value

While the new construction at Winterplace is very successful, resale's have not faired as well over the last several months. However, we are optimistic based on the increased sales traffic, favorable interest rates and amazing snow, that as the winter season winds down we will see a turn in a more positive direction.

Just a reminder that a 1031 Exchange may be a very good idea, if you are planning to sell and are thinking of replacing your property with another. It is worth speaking to your accountant and or tax attorney.

As always, feel free to contact our real estate office at 802 228-8877 for all your real estate needs, including up-to-date resale information. Anyone interested in the Townhouse "Building W" should contact our office.

Happy Skiing, Suzanne, Kathy, Aly, George, and John

It was great seeing so many of our Winterplace friends at our 6<sup>th</sup> Annual Comedy Night.



## Proxy Alert

**March 29, 2008.** It is that time of year again when the Association asks for the participation of each homeowner via a proxy. This year's items include the election of three board candidates and an amendment to authorize borrowing capacity. A biography of each candidate, as well as an explanation for borrowing capacity, is included to assist you in your decision.

Each year the office staff spends extra effort reminding homeowners of the need for these replies. **Your response is required.** A return self-stamped envelope is included for your convenience. Please take a few minutes to exercise your right to participate in the corporate governance of the Association by returning your proxy.

**Winterplace 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  
 Pete Vagell - Director  
 Mark Wagner - Director

**Community Association  
Management Team**

**John Watanabe** - Property Manager  
**Marcia Woods** - Accounting

**Customer Service**

**Barb Greer** - Receptionist

**Maintenance Staff**

**Michael Hamel** - Maintenance Supervisor  
 Ray Briere, John Galimi  
 Aaron Farrar, Carlos Bickford  
 Roberta Reed Rabin

**Board of Director Candidates**

The following homeowners have met the board candidate filing of February 5, 2008 and are officially candidates for the 2008 election.

Jerry Ligon (incumbent)	Q201
Michael Regan (incumbent)	T1
Robert Binder	H202
Lisa Davis	N303 & B104
Jack Fleming	J303
Willem Tekelenburg	F102 & G103

**Save the date!!**

**September 27, 2008**  
**3rd Annual Social hosted by**  
**The Winterplace Association and**  
**Vermont Properties**



Join us for a day of fun,  
 food and door prizes.

**Insurance Requirements**

Last year the Association voted to require proof of personal liability and contents coverage from each homeowner (H06). We appreciate all that sent us their proof of coverage but remind you that a current certificate is needed when your insurance policy renews. Please send to: Winterplace, P.O. Box 200, Ludlow, VT 05149.

**Maintenance Requests**

We currently have a procedure in place for all maintenance requests. All requests need to be submitted in writing to the Maintenance Office. All requests are numbered and logged onto our punch list by date of request. Maintenance requests are handled by severity or in the order they are received.

# Owners Property Assessment Information

We have contacted the Town of Ludlow Lister's Office concerning property assessment procedures for 2008.

The grievance review will begin mid April 2008. Owners should call the lister's office early in April for the exact date. Additionally, owners must grieve their own Winterplace unit assessment individually. By law, the Association cannot perform a mass grievance.

There are several reasons that the assessment may be changed by the lister's office when they review an owner's grievance:

- (1) The information on the Lister's property card may be wrong. Examples are:
  - a. Date of building construction
    - Buildings A, B, C, G, H – 1985-1986
    - Buildings E, F, J, K – 1986-87
    - Buildings L, M, N, O – 1987-88
    - Buildings Q, P, R, S – 1988-90
  - b. Inaccuracies in the unit, i.e. # of fireplaces, bedrooms, etc.
- (2) Recent sales of comparable units may be below the current assessed value of the unit. The lister's office states that they are aware of this possibility, but that a statistically valid number of units need to have been sold before they will consider this as the basis for a re-evaluation.

Owners can contact the Lister's Office directly.

Phone: 802-228-7206

Fax: 802-228-3256

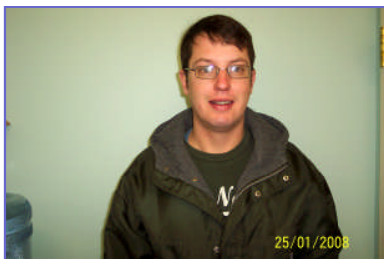
Email: [listeners@ludlow.vt.us](mailto:listeners@ludlow.vt.us)

P.O. Box 161, Ludlow, Vermont 05149

## Employee Spotlight

### Ray

Ray Briere is the new sheetrock/painter employee for Winterplace. He comes to us with six years experience in the painting and sheetrocking business.



Ray grew up in Chester before moving to Ludlow. He enjoys spending time with his wife and four children.

### John

John Galimi was recently hired as Winterplace's on-site carpenter. John resides in Cavendish and joins us with over twenty years of carpentry experience.



## Snow at Winterplace 2008

As you can see from the picture below, (taken in front of the office looking toward "J" Building), Okemo has had a great ski season with lots of snow.



## 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**

## Reminder

Please remind your guests to obtain parking passes from the office. We have increased the hours at the gate house and are stickering and towing unauthorized parked vehicles.



## Activities Phone Numbers

### Movie Theaters

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

### Bowling Alley's

- ◆ 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 Mountain Nordic Center  
802-228-1396

### Sleigh Rides

- ◆ Horse drawn sleigh rides  
Hi-Lo Farm - Springfield, VT  
802-886-8441

## Upcoming Events

**U.S. Open Snowboarding Championships** - Stratton Mountain, March 11-16, 2008. Free (or cost of a lift ticket if you plan to ski/ride) Over six days of competition athletes from five continents.

**Vermont Maple Festival** - St. Albans – April 25, 26, & 27, times vary. At the end of winter, it's time to celebrate Vermont's first agricultural harvest of the year: MAPLE! The Vermont Maple Festival is three days of fun and learning. There's something for everyone-kids, teens, families, singles, and seniors.

**Vermont Chocolate Show** - Essex – May 17, 10 a.m. to 6 p.m., and May 18, 10 a.m. to 4 p.m.. The Vermont Chocolate Show features chocolates, chefs, and other vendors from Vermont and throughout the Northeast.

### **Seventh Annual Strolling of the Heifers**

**Parade & Festival** - Brattleboro – June 6, 7, & 8, times vary. This Mardi Gras-like celebration annually occurs during the first weekend in June. The light hearted Strolling of the Heifers Parade on Saturday, June 7, is the festival's focal point.

### **Billings Farm & Museum Annual Plowing Match**

Woodstock, VT May 4, 2008—Watch teamsters compete with their draft horses and oxen in the 22nd annual competition. Doors open at 9:00—Competition starts at 10:30. Lunch and snacks available.