



The Community Voice

Quarterly Newsletter

Winterplace COA

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Capital Improvement Program



continuation of new roofing & greenhouse sky lights



a new water well provides necessary water for the new additions to Winterplace



Recycling program to be implemented this winter !!

Important Reminder !

This will be our last Newsletter mailed out by the U.S. Postal Service. As of October 1st, correspondence from Winterplace will be via the internet. If we do not have a current email address for you please send it to us at winterplacecoa@gmail.com or just give us a call.

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

Lisa Davis - Director

Mark Wagner - Director

**Community Association
Management Team****John Watanabe** - Property Manager**Marcia Woods** - Accounting**Customer Service****Astrid Bradish** - Receptionist**Maintenance Staff****Michael Hamel** - Maintenance Supervisor

Ray Briere, John Galimi

Aaron Farrar, Carlos Bickford

Roberta Reed Rabin

Winterplace Holidays

Labor Day - September 1st - CLOSED

Columbus Day - October 13th - CLOSED

Thanksgiving - Nov. 27th - CLOSED

Christmas - Dec. 25th - CLOSED

New Years Day - January 1st - CLOSED

Winterplace Winter Hours

coincides with mountain opening

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

Things are progressing for X building. Now that it's frame is up and the roof is almost complete, it's starting to look like one of the Winterplace group





Social on Winterplace Grounds
Please join us on September 27, 2008

Save this date!!

February 7, 2009

As requested, we will be holding a winter social in The Gold Room at Willie Dunn's Grill from 6pm—7:30pm

Winterplace Welcome Packages

All homeowners will soon be receiving a Winterplace Welcome Package containing updated information regarding the following :

- ◆ Winterplace policies and procedures
- ◆ Rental agency policies and procedures
- ◆ Recreation building Rules and Regulations

And much more...

Also included will be your 2008-2010 Winterplace Recreational Building Pass for you and your family/guests.

Inside you will find an upgraded parking sticker. This replaces your existing rear bumper sticker (if you still have it). The new parking sticker number should correspond with the one located on your rearview mirror.



Vermont Properties Update

Good news! We are seeing increased sales activity in general. The two-bedroom market is still stalled mountain wide, but the inventory of three bedroom units and larger is seeing some action. Yes, closing prices are down, but with lowering inventory, there is hope for a market turn around.

We still have some seasonal rentals available. Your friends and family should make their plans for the ski season now, so when that all important first snow flies, you will be ready to hit the slopes.

We look forward to the upcoming foliage season and the 3rd Annual Winterplace Fall Social on **September 27th**. We hope to see you there!

As always, feel free to contact your Winterplace Real Estate office for your real estate needs—both on and off the mountain.

802-228-8877

Kathy, Suzanne, Alyson and George

Unit Expansions

As a reminder, the Board has approved expansion 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
- ◆ Engineering plans
- ◆ Board's final approval

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. The 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.



Upcoming Events

Vermont Blue Grass Party and BBQ

September 26

With the Stockwell Brothers and BBQ by Elaine Timmons Catering, at the Matterhorn Inn in West Dover. Come enjoy the fun!

www.thevermontfestival.com

Vermont Life Wine & Harvest Festival

September 26 – 28

Located in Mount Snow, Vermont Life magazine's *Wine and Harvest Festival* is a weekend full of Vermont wine, specialty foods and artisans of all types. Come experience bluegrass music, BBQ, farmer breakfast and a series of wine pairing dinners. For more info visit info@visitvermont.com

Civil War Expo

September 27

Participants include the 18th Vermont Regiment, with both Confederate and Union re-enactors. There will be exhibitors, food vendors, a regimental band and more. Located in Historic Chester. For more info call (802) 875-4307

16th Annual Hildene Fall Arts Festival

October 3 – 5

200 artists and artisans display and sell their very own creations in Manchester Vermont. Thousands will attend the weekend event which includes music and food vendors from all over. This fall the festival introduces the Vermont Beer, Cheese and Sausage tent. For more info go to www.craftproducers.com.

Fresh Paint Auction

October 10

Going once, going twice ... it's the 3rd Annual *Fresh Paint Auction* to benefit SVAC (Southern Vermont Art Council) located in Manchester. Barbara Melhado, auction chair, has asked local artists to take part in this special fund raising art auction. The response, once again, has been tremendous. Some 30 artists are expected to complete one or more paintings, either in studio or en plein air, which will, in turn, be going home with the lucky highest bidder. Works can be previewed at 5:30pm in the Arkell Pavilion; the auction will begin at 6:30pm. For more details go to www.svac.org.

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**
(802)-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 an emergency dial: **911**

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 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 Mountain Nordic Center
228-1396

Sleigh Rides

- ◆ Brickyard Farm Ludlow
228-5032