

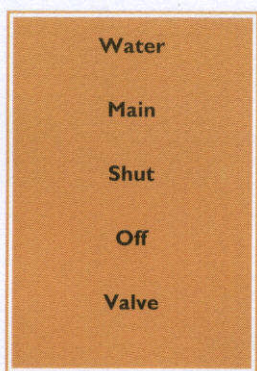


## Seasons Greetings



### Winterplace Website

- ◆ **OUR NEW WEBSITE, [www.winterplacecoa.com](http://www.winterplacecoa.com)** is full of important information about Winterplace! Homeowners, guests, rental agents and renters alike, are able to easily find answers to many frequently asked questions. Information is available about Association amenities, as well as policies and procedures for homeowners and renters, there is a link to Winterplace real estate, Okemo Resort, the local weather and other Vermont happenings on our new web-site.
- ◆ **MAINTENANCE REQUESTS MADE SIMPLE.** Maintenance requests can now be filled out on-line using our website. Simply go to [www.winterplacecoa.com](http://www.winterplacecoa.com), select the drop down menu 'Homeowner Information', click on 'Forms and Requests' and choose 'Maintenance Request'. Information you enter on this page will automatically be sent to our email with your needs. Sending these requests in writing, to the office, helps us record your requests & place them on work orders. Maintenance requests are handled in the order they are received.
- ◆ *Currently, the management office is communicating regularly to homeowners via email. It is important that we have updated information on all email addresses. You can find the Homeowner Information Update form under the same tab as above.*
- ◆ **NEWSPAPERS ORDERS ARE AVAILABLE ON LINE.** Another advantage of our new website! Please remember that orders **MUST** be paid in advance and received by Thursday in order to meet weekend pick up.



In preparing for the water main shut off compliance throughout the complex, we strongly encourage owners in buildings A, B, C, D, G, H, L, M, N, O, P, Q, R, S, T and X owners to be familiar with the water shut off valves in their unit. Units E, F, J & K cannot be shut off at this time. We will be re-plumbing those units this year to allow for water shut off. Practice of this water shut off program will get everyone comfortable and prepared when this water shut off policy goes into effect.

## COMMON MONTHLY FEES

The 2010 coupon booklets have been mailed to each homeowner with the new rates starting January 1st. Please contact the office if you did not receive one. If you request a duplicate booklet via e-mail, please include your unit number, name and mailing address.



## WINTERPLACE BOARD OF DIRECTORS



Jerry Ligon *President*

Tony Smith *Vice-President*

Michael Regan *Treasurer*

Paul Prina *Secretary*

Ken Bialo *Director*

Lisa Davis *Director*

Tony Forlenzo *Director*

Kate Freeman *Director*

Mark Wagner *Director*



## VERMONT PROPERTIES UPDATE

*The Numbers are talking.....*

As a Winterplace homeowner and investor of real estate here on Okemo Mountain, you are probably wondering "how things are" in your corner of the market.

In 2008, Winterplace had 6 sales transactions and "D" building sales accounted for two of those six.

So far this year, there have been 11 sales transactions, there are two current contracts, and two of the 11 sales were "X" building townhomes closings. 2009 is giving way to some momentum for Winterplace that, frankly, other developments on Okemo have not experienced this year.

Inventory is down from the last two years. In November 2007, there were 26 units for sale, in November 2008, 29 units were listed (not including X building) and this November to date we have 23 units for sale (not including townhouses).

Simply put, things are moving! Slowly, yes, at lower numbers, yes, but they are moving and we see a return of tempered confidence on the part of buyers.

Here is to a great ski season! Let it SNOW!

Kathy Burns, Broker, ABR CRS, GRI

Suzanne Garvey, Winterplace Office Broker, ABR, GRI

Alyson Blodgett, Broker/Associate

George Schoeppler, Sales/Associate

Tel: (802) 228-8877

Fax: (802) 228-8876



## Association Management Team:

John Watanabe *Property Manager*

Marcia Woods *Accounting*

Moira Ennen & Dee-Dee Potter *Customer Service*

## Maintenance Staff:

Ray Briere, John Galimi,

Aaron Farrar, Mark Moavero,

Heather Rabin

& Roberta Reed Rabin

## Winterplace Office Hours:

Monday- Friday 7:00 AM-3:00 PM

Saturday 7:00 AM-5:00 PM

Sunday 7:00 AM-1:00 PM

## Office Closings:

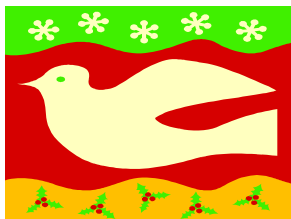
December 25 Christmas

January 1, 2010 New Year's Day

## Pool Hours:

10am-10pm during ski season

Hot tubs: Noon-10pm during ski season.



The management office would like to extend our appreciation and consideration to the homeowner membership.

WIFI TECH SUPPORT  
(877)220-2873

Winterplace's wireless network is called 'Winterplace WiFi'.

**Great Auk Wireless** is providing Winterplace with all WiFi customer service and technical support needs.

If you experience problems with your wireless service, please call **Great Auk Wireless** toll-free (877)220-2873. **If you aren't able to speak directly to a representative, please leave a message and they will return your call within two hours.**

In addition to contacting GAW, please inform the Winterplace office so that we can track wireless issues.

2.4 GHz cordless phones may interfere with your wireless signal.

## SCREENS

It is advisable that all homeowners, whose units are located on the ground floor, remove all screens for the winter months.

Additionally, all screens that are torn or have holes **must** be removed by the homeowners. If any damaged screens are discovered, management will remove them and leave them in the unit.

## SAVE THE DATE: POINTS OF INTEREST

*Winter Social* February 6, 2010  
Gold Room @ Willie Dunn's  
From 5:00-6:30.

### ANNUAL MEETING

The annual business meeting will be held in the Winterplace conference room on Saturday, March 20th. Homeowner sign-in will be at 2:30 PM; the meeting will commence at 3:00 PM. An attendance request will be mailed with the proxy package requesting your RSVP. Please let us know if you can or cannot attend.

### B.O.D. ELECTION

Homeowners interested in running for the Board need to have their bios submitted to the office no later than February 26th, 2010 in order to be eligible for the March election. Bios questionnaires can be obtained from the office. There are three open positions for which three incumbents will seek re-election.

### VENDOR ACCESS

It is beneficial for the management office and the homeowners if you would please notify the office if vendors are to be given access to the units.

### URGENT

At the Annual Homeowners' Meeting in 2007, the ownership voted and approved to amend Winterplace's Declaration, Section 5.1 Insurance and Casualty Losses. This amendment requires all homeowners to carry hazard insurance (HO6), with a minimum liability of \$300,000. *A certificate of insurance needs to be sent to the Winterplace office confirming coverage.* This is vital. If requested, your insurance agent will forward one to us on your behalf. They will need the following information:

Winterplace COA

P.O. Box 200, Ludlow, VT 05149

Fax: 802.228.2854, Email: winterplacecoa@gmail.com

It is also highly recommended to have Winterplace listed as an "additionally insured" on your policy. This helps facilitate settlement, in the event of an insurance claim. Most companies will do this for you at no additional cost.

If you have questions regarding this policy, please feel free to contact the office.

- ◆ WE ENCOURAGE ALL HOMEOWNERS TO LEARN HOW TO TURN WATER OFF & ON TO THEIR UNITS . PLEASE CONTACT THE OFFICE TO SCHEDULE A TRAINING.
- ◆ UNIT HEAT MUST BE SET NO LOWER THAN 58°F.
- ◆ IF YOU SMELL GAS IN YOUR UNIT, PLEASE CALL THE OFFICE AT 802.228.4934, DAY OR NIGHT.
- ◆ PLEASE MAKE ARRANGEMENTS AHEAD OF TIME FOR PARKING PASSES FOR YOUR GUESTS.
- ◆ PLEASE REMEMBER YOUR KEYS. HOMEOWNERS WILL BE INVOICED FOR UNIT UNLOCKS AFTER 3PM & 1PM ON SUNDAYS DURING THE SKI SEASON.
- ◆ 'W' BUILDING UNITS ARE LISTED AT \$1,525,000.00.
- ◆ FOR QUERIES REGARDING WINTERPLACE'S MASTER INSURANCE, OR FOR GENERAL INSURANCE QUESTIONS, PLEASE CALL POULOS INSURANCE AT (802)773-2222.
- ◆ PLEASE REMEMBER TO NOTIFY THE OFFICE AS TO ANY CONTACT UPDATES, SUCH AS EMAIL, ADDRESS, HOME AND CELL PHONE NUMBER CHANGES.
- ◆ HOMEOWNERS WHO PAY THEIR MONTHLY DUES USING AN ONLINE BANKING SERVICE, PLEASE REFERENCE YOUR UNIT # ON THE ACCOUNT LINE OF THE CHECK OR FORM.

**Units P, T, Q, O & N please note that the back trail of Village Run has been enhanced and is currently being groomed by Okemo Mountain.**

### PARKING

All vehicles at Winterplace must obtain proper parking identification. Each unit is allowed **TWO** vehicles at a time. Parking is at a premium during the winter months, so please be courteous of this policy. Guest parking passes are issued through the office. Please be prepared to provide unit #, license plate and contact phone numbers for the guest passes. Please make arrangements ahead of time with the office whenever possible.

Towing is *strictly enforced* at Winterplace during the ski season.. 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





## UPCOMING EVENTS

- ◆ **December 19** Jackson Gore Real Estate Wine and Cheese Reception
- ◆ **December 23** Last Chance Santa-Jackson Gore Inn at 4:00.
- ◆ **December 25** Ski Ride with Santa and Friends
- ◆ **December 27** Torchlight Parade & Fireworks at Okemo
- ◆ **December 31** Okemo's Family New Year's Eve celebration activities for the whole family. [okemo.com/okemowinter/](http://okemo.com/okemowinter/)
- ◆ **January 1 & 3** Wagon rides at Jackson Gore Inn-Reservations may be made through the Jackson Gore Concierge desk at 802-228-1425 OR the Front Desk at Jackson Gore 802-228-1401
- ◆ **January 12** The Capitol Steps Paramount Theatre Rutland, VT (802)775-0570 [paramountvt.org](http://paramountvt.org)
- ◆ **January 30** Pro-Tour Comedy Night Okemo Clock Tower Base Lodge 8pm co-sponsored by Vermont Properties 228-8877
- ◆ **February 2 & 23** Cabot Cheese Sampling Days at Main Base.
- ◆ **February 6** Winterplace's Winter Social in the Gold Room at Willie Dunn's
- ◆ **February 6-7** Okemo Valley Winter Carnival in Ludlow.
- ◆ **February 14** Valentine's Heart Scavenger Event at Okemo.
- ◆ **February 14** Torchlight Parade & Fireworks Display at Okemo Clock Tower Base
- ◆ **March 6** Mary Davis Spring Demo at Solitude Base Area-Test out great products and review next season's equipment.

## AREA ACTIVITIES

### \*MOVIE THEATERS\*

- ◆ *Springfield Theater* Springfield, VT (802)885-3131  
[springfieldmovietheater.com](http://springfieldmovietheater.com)
- ◆ *Village Picture Shows* Manchester, VT (802)362-2982  
[villagepictureshows.com](http://villagepictureshows.com)

### \*BOWLING\*

- ◆ *Springfield Bowl* Springfield, VT (802)885-5087
- ◆ *Rutland Bowlerama* Rutland, VT (802)773-7707  
[rutlandbowlerama.com](http://rutlandbowlerama.com)

### \*CROSS COUNTRY SKIING\*

- ◆ *Grafton Ponds* Grafton, VT (802)843-2400
- ◆ *Okemo Mountain Nordic Center* (802) 228-1396

### \*SLEIGH RIDES\*

- ◆ *Brickyard Farm* Ludlow (802) 228-5032
- ◆ *Kendron Valley* South Woodstock (802)457-1480
- ◆ *Hawk Mountain Resort* (802)672-3811
- ◆ *Cavendish Trail/Sleigh Rides* (802)226-7863

### \*FUN\*

- ◆ *Killington Snowmobile Tours* (802)422-2121
- ◆ *Snowmobile Rentals* Ludlow/Cavendish (802)226-7529
- ◆ *West Hill Recreational Area* Ludlow Ice Skating BYOS
- ◆ *Vermont Backroads Tours* (802)446-3131  
[info@vtbackroadstours.com](mailto:info@vtbackroadstours.com)
- ◆ *Misty Valley Books* Chester [mvbooks.com](http://mvbooks.com) (802)875-3400

### \*MUSEUMS & GALLERIES\*

- ◆ *Billings Farm & Museum* Woodstock, VT (802)457-2355  
[billingsfarm.org](http://billingsfarm.org)
- ◆ *Hood Museum of Art* Dartmouth College Hanover, NH  
[hoodmuseum.dartmouth.edu](http://hoodmuseum.dartmouth.edu) (603)646-2808
- ◆ *DaVallia Art & Accents* Chester (802)875-1203  
[thedavallia.com](http://thedavallia.com)
- ◆ *Chaffee Art Center* Rutland, VT (802)775-0356  
[chaffeeartcenter.org](http://chaffeeartcenter.org)
- ◆ *Hildene Estate* Manchester, VT (802)362-1788  
[hildene.org](http://hildene.org)



## Emergency Numbers



- ◆ *Dartmouth Hitchcock Medical Center* (603)650-5000
- ◆ *Ludlow Ambulance* 228-2841
- ◆ *Ludlow Fire Department* 228-3434
- ◆ *Ludlow Medical Center* 228-8867
- ◆ *Ludlow Police* 228-4411
- ◆ *Rite-Aid Pharmacy* 228-8477
- ◆ *Riverside Pet Care at 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 case of emergency dial: 911**