



# The Community Voice

Quarterly Newsletter *Summer 2009*

Winterplace COA

P.O. Box 200

Ludlow, VT 05149

Phone: 802-228-4934

Fax: 802-228-2854

winterplacecoa@gmail.com

## PROPANE PRICING

Effective June 1, 2009, Winterplace homeowners' new per-gallon propane rate is \$1.349. This rate will be in place until May 31, 2010, and should be reflected in your Irving Energy billing beginning June 1.

A recent bulk mailing was sent by Irving to the ownership titled *Price Protection Program 2009*, because their mailing system does not differentiate between bulk and non-bulk accounts, Irving's mailer was sent to all its residential customers. The choices referenced in the mailer, i.e., 'Fixed Price', 'Cap Price' and 'Variable Price Plan' do not apply to Winterplace because of a negotiated bulk rate for homeowners.

## B.O.D. UPDATE

Incumbents Paul Prina (O206), Tony Smith (L205) & Mark Wagner (J305) were re-elected to Winterplace's Board of Directors. Tony Smith will continue to serve as the B.O.D. Vice-President. Paul Prina will be serving as the new Board secretary, with the retirement of long serving non-member Charles Fowler (N106).

Charles Fowler has retired from the Board after 15 years of service to the association. Many thanks to Mr. Fowler for his time and generosity.

Thanks are also due to Doug Carey (C302) for running in this year's election.

A Board position requires a three-year commitment from its officers. Members may hold office for no more than three consecutive terms. Board members meet five times a year.



## COST SAVING MEASURES

In an effort to remain cost conscious in the current economic climate, management has restructured its work force.

Additionally, management continues to work with both old and new vendors to uphold the best pricing for the association, while maintaining services for Winterplace.

As we prepare for the 2010 budget, we will continue to implement cost saving strategies .

## WIFI TECH SUPPORT (877)220-2873

APC Internet no longer handles Winterplace's wireless service. Moving forward, *Great Auk Wireless* is providing Winterplace with all WiFi customer service and technical support needs.

Management recognizes there are isolated problems with the WiFi system, such as slow connection speed & VPN access. *Great Auk Wireless* and Winterplace are addressing these issues.

If you experience problems with your wireless service, please call *Great Auk Wireless* toll-free (877)220-2873.

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

## NEW RECYCLING LOCATION

The recycling center has a new home. It has been relocated across from the basketball court on White Loop. It was previously stored between 'H' and 'L' buildings.

Many thanks to the ownership for encouraging a recycling program here at Winterplace. Recycling participation, for the 2008-09 ski season, exceeded projected usage.

Items that can be recycled: all paper including newspapers & magazines, corrugated cardboard, glass containers, aluminum & steel cans, and plastics. It is not necessary to sort items placed in the recycling canister.

## UNIT WATER SHUT-OFF

We *strongly* encourage all homeowners to learn how to shut off their unit's water main. Very recently (June '09), three units were damaged as a result of water. This could have been avoided had the water been shut off during vacancy. It just takes a few moments to learn how. For more information and to schedule a session, please call the office, (802)228-4934 during business hours or send us an email at winterplacecoa@gmail.com.

This voluntary program will soon become a requirement, so please take the time to learn now.

# 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*



## Association Management Team:

**John Watanabe** *Property Manager*  
**Marcia Woods** *Accounting*  
**Astrid Bradish** *Owner Services*

## Maintenance Staff:

**Ray Briere, John Galimi,  
 Aaron Farrar, Mark Moavero,  
 Heather Rabin  
 & Roberta Reed Rabin**

## Winterplace Office Hours:

**Monday, Tuesday, Thursday & Friday**  
**9:00 A.M. - 3:00 P.M.**  
**Wednesday Closed**

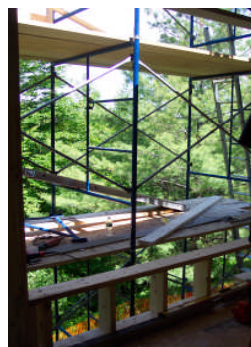
## Office Closings:

- ◆ *Friday, July 3 Closed*  
 in observance of *Independence day*,
- ◆ *Monday, September 7 Closed*  
 in observance of *Labor Day*

## Pool Hours:

**Noon - 8:00 P.M.**  
**Hot tubs are closed during the summer.**

# SUMMER PROJECTS



Q Building is currently being reroofed. Greenhouse window & skylight replacement is under way.

'O', 'Q' & the pool building exteriors are being repainted this summer. Exterior painting began this month and will be completed by the end of September.



Pool was repainted this spring.  
 Aging spas are being replaced.  
 Tree trimming will take place at N, O, Q buildings.



## BARBEQUES & GRILLS

Barbecuing is restricted to designated areas. Homeowners, their guests & renters may use the grills provided by the Association. Outdoor grills are located alongside the recreation building and on the green by the management office.

Barbecues, hibachis, gas grills and the like are forbidden on balconies, terraces, and patios. They are considered to be fire hazards, are in violation of insurance laws and are forbidden by local and state fire code.

## MONTHLY DUES PAYMENTS

Homeowners who pay their monthly dues using an online banking service please reference your *unit number* on the *account line* of the check or form. This will help ensure proper credit of your payment. Thank you.

## Vermont Properties Update



Real Estate Snap Shot... for Spring 2009.

While the current sales market shows signs of a "bottom", the next few months will offer a clearer vision of where the trend is

headed for our area. We saw healthy traffic at the end of the season and increased sales for April over the past 9 months sales. May and June are busy months for family activities and are traditionally slow months for secondary home sales in our area. Summer traffic starts up again late June early July. While interest rates remain favorable there are challenges in securing financing for "Condo Ownership" at this time. We are doing our best to be on top of the seemingly ever changing finance guidelines.

We at Vermont Properties and Development, your Winterplace Real Estate Agency, would like to say "Thank You" for your business, referrals, rentals, listings and friendship. We are both proud and honored to be your agency of choice.

We are available 7 days a week to serve your real estate needs, both on and off the mountain.

802 228-8877 [www.vtprop.com](http://www.vtprop.com)

Happy Spring,

Kathy Burns, Broker, GRI, ABR,  
Suzanne Garvey, Broker, GRI, ABR,  
Alyson Blodgett, Sales Associate,  
George Schoeppler, Sales Associate

## POINTS OF INTEREST

- ◆ PLEASE NOTE: NEW SUMMER OFFICE HOURS BEGINNING JULY 1: 9AM-3PM MONDAY-TUESDAY, THURSDAY-FRIDAY, CLOSED WEDNESDAYS.
- ◆ 'W' BUILDING UNITS ARE LISTED AT \$1,525,000.00.
- ◆ FOR QUERIES REGARDING WINTERPLACE'S MASTER INSURANCE, OR FOR GENERAL INSURANCE QUESTIONS, PLEASE CALL McCULLOUGH-POULOS AGENCY AT (802)772-2222, (802)287-2215.
- ◆ ALL MAINTENANCE REQUESTS NEED TO BE IN WRITING AND SUBMITTED TO THE OFFICE. REQUESTS ARE HANDLED IN THE ORDER THEY ARE RECEIVED.
- ◆ PLEASE REMEMBER YOUR KEYS. HOMEOWNERS WILL BE INVOICED FOR UNIT UNLOCKS AFTER 3PM DURING THE OFF-SEASON.
- ◆ PLEASE REMEMBER TO NOTIFY THE OFFICE AS TO ANY CONTACT UPDATES, SUCH AS EMAIL, ADDRESS & PHONE NUMBER CHANGES.
- ◆ WINTERPLACE'S WEBSITE IS COMING. DETAILS TO FOLLOW.

## HOMEOWNER INSURANCE

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](mailto: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.

## Upcoming Area Events

- ◆ **June-August Jackson Gore Music Series** Fridays 6-9pm  
okemo.com/okemosummer/resort/events
- ◆ **June 26 Vermont Symphony Orchestra** at Jackson Gore  
Courtyard \$30 in advance, \$32 at the door 7pm start.  
okemo.com/okemosummer
- ◆ **June 30 Susan Tedeschi** 8pm Paramount Theatre  
Rutland, VT (802)775-0570 paramountvt.org
- ◆ **June- August Ludlow Farmer's Market** Fridays 3-7pm  
Okemo Mountain School 228-5830
- ◆ **July 4 President Coolidge Birthday Celebration** Barbe-  
que, parade, activities. State Historic Site Plymouth, VT  
coolidge@historicvermont.org
- ◆ **July 4-August 2 Concerts** Kinhaven Music School  
Fridays 4pm, Saturdays 8pm, Sundays 2:30pm.  
Weston, VT kinhaven.org
- ◆ **July 4 Billings Farm & Museum Old Vermont 4th**  
(802)457-2355 Woodstock, VT billingsfarm.org
- ◆ **July 10-12 Solar Fest** Forget-Me-Not Farm  
Tinmouth, VT Renewable energy fest; workshops, 100+  
vendors, food, music, children's activities solarfest.org
- ◆ **July 15 The Year of Magical Thinking** Premiere night  
Weston Playhouse (802)824-5288 westonplayhouse.org
- ◆ **July 23 Roy Book Binder** Blues performer 8pm  
Brick Box, Rutland, VT (802)775-0570
- ◆ **July 30 RENT** Premiere night Weston Playhouse  
Weston, VT (802)824-5288 westonplayhouse.org
- ◆ **August 8-9 Art in the Park** Rutland, VT Vendors, food,  
kids activities. (802)775- 0356 chaffeartcenter.org
- ◆ **August 15-16 Vermont State Zucchini Festival**  
Ludlow, VT Craft fair & all things zucchini...a local  
favorite! 228-5830
- ◆ **August 27 A Raisin in the Sun** Premiere night Weston  
Playhouse (802)824-5288 westonplayhouse.org

## Area Activities

### \*MOVIE THEATERS\*

- ◆ **Springfield Theater** Springfield, VT  
springfieldmovietheater.com (802)885-3131
- ◆ **Plaza Movieplex** Rutland, VT  
cinemanorth.com/showtimes/ (802)775- 5500
- ◆ **Village Picture Shows** Manchester, VT  
villagepictureshows.com (802)362-2982

### \*BOWLING\*

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

### \*ART CLASSES\*

- ◆ **Fletcher Farm School for the Arts & Crafts**  
Ludlow, VT fletcherfarm.org 228-8770

### \*MUSEUMS & GALLERIES\*

- ◆ **Billings Farm & Museum** Woodstock, VT  
billingsfarm.org (802)457-2355
- ◆ **American Museum of Fly Fishing** Manchester, VT  
amff.com (802)362-3300
- ◆ **Hood Museum of Art** Dartmouth College Hanover,  
NH hoodmuseum.dartmouth.edu (603)646-2808
- ◆ **Coolidge State Historic Site** Plymouth, VT  
coolidge@historicvermont.org
- ◆ **Chaffee Art Center** Rutland, VT (802)775-0356  
chaffeartcenter.org
- ◆ **Hildene Estate** Manchester, VT (802)362-1788  
hildene.org

### \*FUN\*

- ◆ **VINS VT. Inst. of Natural Resources** (Birds of Prey)  
Woodstock, VT vinsweb.org (802)359-5000
- ◆ **Green Mountain Rock Climbing** Rutland, VT  
vermontclimbing.com (802)773-3343
- ◆ **Extreme Adventures of Vermont** Andover, VT  
extremeadventuresvt.com (802)875-5626

## Emergency Numbers

- |   |               |  |               |
|---|---------------|--|---------------|
| ◆ <b>Dartmouth Hitchcock Medical Center</b> | (603)650-5000 | ◆ <b>Riverside Pet Care at Ludlow</b>    | 228-5700      |
| ◆ <b>Ludlow Ambulance</b>                   | 228-2841      | ◆ <b>Rutland Regional Medical Center</b> | (802)775-7111 |
| ◆ <b>Ludlow Fire Department</b>             | 228-3434      | ◆ <b>Springfield Hospital</b>            | (802)885-2151 |
| ◆ <b>Ludlow Medical Center</b>              | 228-8867      | ◆ <b>VT State Police</b> Rockingham:     | 875-2112      |
| ◆ <b>Ludlow Police</b>                      | 228-4411      | Rutland:                                 | (802)773-9101 |
| ◆ <b>Rite-Aid Pharmacy</b>                  | 228-8477      | ◆ <b>In case of emergency dial:</b>      | <b>911</b>    |