

Upcoming Area Events

February 18 *Felt Making for Parents & Kids* Summit Soapworks Ludlow (802)228-4900.

February 20 *The Capitol Steps* at the Paramount Theater Rutland 8pm (802)775-0570.

February 21 *7th Annual Comedy Night* presents Rusty DeWees "The Logger" at Epic at Solitude, in conjunction with Vermont Properties 228-8877 for more information & ticket sales.

March 7 *VerMardi Gras Roundhouse* at Jackson Gore. Live entertainment, food, silent auction, Blackjack (802)226-8092.

March 18 *Modigliani String Quartet* at the Paramount Theater Rutland 8pm (802)775-0570.

March 26 *Skier & Rider Appreciation Day* All day tickets for \$39.

March 27-29 *Maple Open House Weekend* Visit working maple sugar houses & see how maple syrup is made www.vermontmaple.org (800)643-9338.

April 3 *Golden Dragon Acrobats: Cirque D'Or* at the Paramount Theater Rutland 8pm (802)775-0570.

Board Candidacy

Homeowners interested in running for the Board need to have their bios submitted to the office no later than February 28th, 2009 in order to be eligible for the election. Bio questionnaires can be obtained from the office. There are three open positions for which three incumbents will seek re-election.



Snowfall has been plentiful this winter, snow banks abound

Emergency Numbers

Rite-Aid 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 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 emergency dial: 911

Activities Phone Numbers

Movie Theaters

- ◆ *Springfield 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 Valley Nordic Center* 228-1396
- ◆ *Viking Nordic Center* Londonderry, VT
(802) 824-3933

Sleigh Rides

- ◆ *Brickyard Farm* Ludlow 228-5032

Sledding/ Ice Skating

- ◆ *West Hill Recreation Area* Ludlow 228-2655
- ◆ *Jackson Gore* Ludlow 228-1406



The Community Voice

Quarterly Newsletter February 2009

Winterplace COA

P.O. Box 200

Ludlow, VT 05149

Phone: 802-228-4934

Fax: 802-228-2854

winterplacecoa@gmail.com

WiFi UPDATE

Winterplace initiated a WiFi program at the beginning of the ski season. We have, and continue to learn of problems relating to connection and speed of the system. We are continuing to repair these problems. We regret any inconvenience this may have caused. We appreciate hearing from any owner who is experiencing difficulty with the system. On an up note, the complex has received praise from homeowners, rental and real estate agents alike in taking this valued initiative.

Please submit your issues in writing to us at winterplacecoa@gmail.com.

Wireless support is available through **APC Internet Services**. If you need technical support, please contact APC at (802)786-8000, (800)936-9522 or www.apcservices.biz.

H2O Policy

Pursuant to our correspondence dated February 13, 2009 regarding the water program, we would like to encourage all homeowners to learn the process of shutting unit water off and on.



A winter wonderland. 'R', 'S' Buildings



Beautiful day Slopeside at 'H' Building

Email Address

winterplacecoa@gmail.com

As a reminder to everyone, Winterplace does handle most correspondence via Email. It has been brought to our attention that some owners may still be using an old TDS address, winterpl@tds.com. Mail sent to this address will deliver a 'failed notification of delivery'. Please note Winterplace's correct Email address for all correspondence.

PARKING

In an ongoing effort to control parking problems, we'd like to remind everyone of the need to obtain parking passes for guests. Additionally, it has been brought to our attention that there are instances of seasonal parking passes being distributed to others for skier drop-offs at Winterplace. If it is discovered that someone has abused their additional seasonal parking privileges, they will be permanently revoked.

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*
 Astrid Bradish *Owner Services*

Maintenance Staff

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

Winterplace Office will be closed in observance of

Memorial Day 25 Closed
 Independence Day July 3 Closed

Winter Office Hours

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



'X' Building shaping up

RECYCLING



Recycling at Winterplace continues its popularity. Located between 'H' and 'L' buildings, the recycling canister can be found behind the tennis courts. It can be used for recycling mixed plastics, corrugated cardboard, aluminum cans & foil, glass, mixed paper and magazines. Please use appropriate dumpsters for trash.

'W' Building

Listed at \$1,525,000.00

Each townhouse has five bedrooms, three and a half bathrooms.

Vermont Properties Update

It is clear, regardless of whether the groundhog saw its shadow this year or not, we here at Okemo know for sure we have plenty of winter ahead!



The real estate market here at Okemo is slow but overall traffic since mid January has increased greatly from the early winter and fall months. Many buyers have a "wait and see attitude", in part due to the looming stimulus package and speculation of lowering interest rates. Some sellers have come down on asking prices as inventory has increased. If and when the rates do drop, an opportunity like never before may be in store for buyers who are ready to move.

Did you know that Vermont ranks 50th in the country for foreclosures? To date, we have seen no foreclosures on the mountain and only 1 or 2 in the village on a couple modest sized homes.

Something to think about...More and more retirement accounts consist of real property in an effort by savvy investors to diversify and protect against market volatility. Real estate has the advantage of being tangible. You can see it, rent it, touch it and modify it to your own needs.

Please feel free to contact Vermont Properties for updates and real estate information both on and off the mountain,

Reminder...Our 7th Annual Comedy Night featuring: Rusty DeWees "The Logger" February 21st. Call Vermont Properties for tickets.

Happy Skiing!

Kathy, Suzanne, Alyson and George (802) 228-8877

POINTS OF INTEREST

- ◆ UNIT THERMOSTATS ARE TO BE SET NO LOWER THAN 58° F.
- ◆ CO & SMOKE DETECTORS ARE HARDWIRED. AFTER HOURS FALSE ALARM RESPONSE CALLS ARE SUBJECT TO CHARGE.
- ◆ ALL MAINTENANCE REQUESTS NEED TO BE IN WRITING AND SUBMITTED TO THE OFFICE. MAINTENANCE REQUESTS ARE HANDLED IN THE ORDER THEY ARE RECEIVED.
- ◆ ALL HOMEOWNERS & RENTERS ARE REQUIRED TO HAVE A VALID POOL PASS WITH THEM TO USE THE WINTERPLACE POOL & SPA.
- ◆ PLEASE REMEMBER YOUR KEYS. HOMEOWNERS WILL BE INVOICED FOR UNIT UNLOCKS BETWEEN 10PM AND 7AM.
- ◆ PACKAGES RECEIVED AT THE OFFICE MUST INDICATE UNIT # DESTINATION.
- ◆ PLEASE ALERT THE OFFICE AS TO ANY CONTACT UPDATES.
- ◆ TAX ASSESSMENT GRIEVANCES DUE MAY/ JUNE TIMEFRAME.

TOWING

Towing is **strictly enforced** at Winterplace during the ski season. Parking passes/permits are **required** for homeowners and their guests. 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



Annual
 Homeowner's
 Meeting
 March 28, 2009



Sign in 2:30pm, mtg. at 3pm