

Quarterly Newsletter

THE COMMUNITY VOICE

Fall 2009



P.O. Box 200
Ludlow, VT 05149

Phone: 802.228.4934
Fax: 802.228.2854
winterplacecoa@gmail.com

WIFI TECH SUPPORT (877)220-2873

Winterplace's new wireless network is called 'Winterplace WiFi'. Although not visible, the former name was 'Winterplace COA'.

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 to a representative directly, 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.

OUR WEBSITE HAS ARRIVED www.winterplacecoa.com

Our new website is full of important information about Winterplace. Homeowners, guests, rental agents and renters alike can find answers to many frequently asked questions. Information is available about Association amenities, policies and procedures for homeowners and renters, and a link to Winterplace real estate.

Homeowners can fill out maintenance requests using an online form or update contact information such email address changes or new cell phone numbers.

Links to Okemo Resort, the local weather and other local happenings are available.

Past and present Winterplace newsletters can be read and/or downloaded for your enjoyment.

EXTERIOR MAINTENANCE

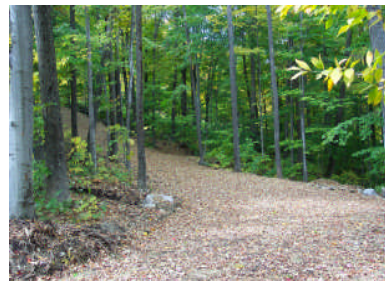
'Q' Building was reroofed.
'O', 'Q' & the Pool building exteriors have been repainted this summer.



Pool Building has been reroofed.

Tree trimming has taken place on Fowler Road.

SKI TRAILS

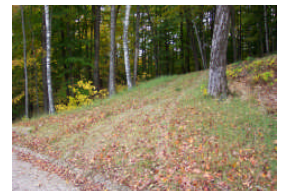
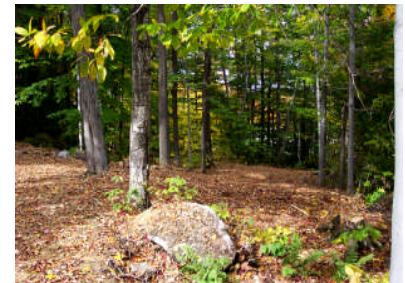


Improvements have been made to ski trails at N,O,P,Q,T & X. The return access trail has been widened & graded.

Above: Looking up at Trail behind T.

Right: Heading down trail to N,O,Q.

Below: Two views of trail across from P.



NEW JACUZZIS

Two new hot tubs have replaced the former aging spas. Jacuzzis are open noon to 10pm during the ski season.



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- Friday
9:00 A.M. - 3:00 P.M.

Office Closings:

November 26 Thanksgiving
December 25 Christmas
December 31 New Year's Eve

Pool Hours:

10am - 8pm. During the off season
10am-10pm during ski season
Hot tubs are closed during the off season
Hot tubs: Noon-10pm during ski season.

VERMONT PROPERTIES UPDATE

Have you heard? Things are looking up! Yes, this is the optimist again. Even the national media has stopped focusing on the downward turn and is reporting positive signs in the housing industry.

August sales traffic was very good on lower to mid-priced properties, while the higher end properties experienced marginal interest. The condo market is seeing some action with most "deals" coming together with steep discounts. Buyers are cautious and extremely "value" minded. We are also seeing customers shopping below their means and staying on budget.

Supply and demand is the driving factor. Not until the market inventory decreases will we see prices turn upward. Within our local area, there are segments of the market that are still experiencing declining prices where the inventory remains high, primarily two bedroom condos and the very higher end mountain homes. The lower-to-mid-range properties have seemed to level out and there is a sense that we know where the bottom is.

On the whole, we are poised for a rebound in the not-so-distant future. It will take time but we believe, as an insightful client/friend of ours recently said, "It appears the knife has stopped falling". At one point this winter there we had only 4 properties under-contract, town wide, among nearly 40 agents and 10 agencies. Today, there are a little over 20 Ludlow properties under contract and others in the works. Contract prices are within an average range of 12-4% of asking price. Overall, closing prices are down to about 20% off the peak sales numbers from 2005 and 2004.

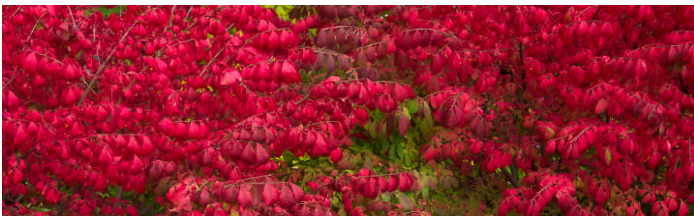
Here at Vermont Properties we continue to focus on our specialized market area by continuing to work within a 7 mile radius of our main office. When the market gets tough, some agencies will reach out and grab what they can where they can. We want you to know that our sales team remains both committed and focused on our defined market.

Enjoy the remainder of the warm weather and we hope to see you over the fall months. As always please feel free to contact anyone of us to discuss market conditions, recent sales activity or just to say hi.

Best regards,

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



SAVE THE DATE:

Winter Social February 6, 2010
Gold Room @ Willie Dunn's
More information to follow.

FALL & WINTER TIPS

- ◆ Air conditioners taken out.
- ◆ Windows closed tightly & draperies closed.
- ◆ Thermostats must be set to 58 degrees Fahrenheit.
- ◆ Trash canisters: *all* doors must be kept shut to keep wildlife out.
- ◆ Trash is not to be left in stairwells.
- ◆ Recycling: all items to be recycled can be placed together in the canister . Recycling is located by the basketball court adjacent to the Pool Building.
- ◆ Fireplace safety: ashes must be disposed of in labeled cans located by the dumpsters.
- ◆ Please alert the office ahead of time if you have vendors or contractors coming to your unit to do work.

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.

POINTS OF INTEREST

- ◆ NEWSPAPER ORDERS ARE BEING ACCEPTED FOR THE SKI SEASON. DOWNLOAD ORDER FORMS FROM OUR WEBSITE.
- ◆ WIFI ISSUES: PLEASE CALL GREAT AUK WIRELESS (877)220-2873. PLEASE CONTACT THE OFFICE SO WE CAN TRACK WIRELESS ISSUES.
- ◆ '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 AGENCY AT (802)773-2222.
- ◆ 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 & 1PM ON SUNDAYS DURING THE SKI SEASON.
- ◆ PLEASE REMEMBER TO NOTIFY THE OFFICE AS TO ANY CONTACT UPDATES, SUCH AS EMAIL, ADDRESS & PHONE NUMBER CHANGES.
- ◆ WINTERPLACE'S WEBSITE IS HERE: WWW.WINTERPLACECOA.COM.
- ◆ HOMEOWNERS WHO PAY THEIR MONTHLY DUES USING AN ONLINE BANKING SERVICE, PLEASE REFERENCE YOUR UNIT # ON THE ACCOUNT LINE OF THE CHECK OR FORM.
- ◆ WE ENCOURAGE ALL HOMEOWNERS TO LEARN HOW TO TURN WATER OFF & ON TO THEIR UNITS . PLEASE CONTACT THE OFFICE TO SCHEDULE A TRAINING.
- ◆ PLEASE MAKE ARRANGEMENTS AHEAD OF TIME FOR PARKING PASSES FOR YOUR GUESTS.

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

- ◆ **October 17** *Altar Boys* Paramount Theatre Rutland, VT (802)775-0570 paramountvt.org
- ◆ **October 25** *Family Halloween* 10am-5pm Billings Farm & Museum (802)457-2355 Woodstock, VT billingsfarm.org
- ◆ **October 31** *Rutland Halloween Parade* 6:30pm A nationally recognized event! rutlandhalloween.com
- ◆ **November 6** *Derek Trucks Band* Paramount Theatre Rutland, VT (802)775-0570 paramountvt.org
- ◆ **November 20-22** *Okemo Ski & Board Swap* okemo.com/
- ◆ **November 21** Okemo Projected Opening Day
- ◆ **November 27-29** *Thanksgiving Weekend* Billings Farm & Museum (802)457-2355 Woodstock, VT billingsfarm.org
- ◆ **November 27-28** *Thanksgiving Crafts Bazaar* Weston Playhouse
- ◆ **November 27** Ludlow Craft Show & Sale 10am-4pm Black River High School
- ◆ **December 5** *Festival of Lights* Roundhouse at Jackson Gore okemo.com/
- ◆ **December 5** *An Old Fashioned Christmas Festival in Weston* 9:30am-5pm Weston Village Green
- ◆ **December 8** *Moscow Boys Choir* 8pm Paramount Theatre Rutland, VT (802)775-0570 paramountvt.org
- ◆ **December 12** *Coolidge Holiday Open House* 10am-4pm coolidge@historicvermont.org
- ◆ **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/

AREA ACTIVITIES

MOVIE THEATERS

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

BOWLING

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

CROSS COUNTRY SKIING

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

SLEIGH RIDES

- ◆ *Brickyard Farm* Ludlow 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
- ◆ *Misty Valley Books* Chester .mvbooks.com (802)875-3400

MUSEUMS & GALLERIES

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



Emergency Numbers



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