

THE COMMUNITY VOICE

Quarterly Newsletter
SUMMER 2010


WINTERPLACE
AT OKEMO
www.winterplacecoa.com

P.O. Box 200 · Ludlow, VT 05149
Phone: 802.228.4934
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ANNUAL MEETING & B.O.D. ELECTION RESULTS




We appreciate all the votes received from homeowners this year and were pleased with the attendance at the Annual Homeowners Meeting. We would like to welcome our two new Board members, Douglas Carey (C302) and Jack Fleming (J303). We want to extend a special thank you to Kate Freeman (formerly A301) and Tony Forlenzo (A204 & B201) for their dedicated Board service over the past several years.

This year's Homeowners' questions and responses can be found on the Winterplace web-site, www.winterplacecoa.com. They were also sent with the emailed Summer 2010 Newsletter as an attachment.



WATER SHUT-OFF PROGRAM


July will officially kick off the Water Shut-Off Program throughout the entire complex. Buildings E, F, J, & K have had their water systems modified in order to allow for water shut-off and we will finish other miscellaneous units by early July. We appreciate the cooperation of the homeowners and rental agencies in this new policy. More information to follow under a separate cover.

Your Real Estate Update from ...



Winterplace remains a favorite on Okemo. Year to date, Winterplace has had three closed sales transactions and there are three units currently under contract for a total of six transactions, compared to 2009 year to date sales with three closed transactions. In 2009, on average, units sold for 10.3% off list prices and so far this year we are seeing average closed sales of 8.3% off asking prices. It is worth noting 2010 list prices have reduced on average as well.

What is happening in other complexes so far this year? Trailside has had three sales and has one pending contract. Kettlebrook also has three closed sales with nothing pending and Solitude had one closed sale with one contract pending.

It will be a slow recovery but the Okemo market shows signs of promise! As always, we are here to meet your real estate needs. Contact us at: info@vtprop.com, 228-8877 or visit us online www.vtprop.com.

Enjoy the warm weather!

Kathy, Suzanne, Alyson and George

O & P BUILDINGS

YOUR CAPITAL FUNDS AT WORK



Buildings O and P are receiving new roofs, chimney chases, garden windows, sky lights and re-shingling this summer.

Have a safe & Happy Fourth of July!

The new flag is shown waving proudly at the entrance of the Winterplace complex.

**N
E
W
F
L
A
G**

The Winterplace Maintenance Form, shown below, may be submitted electronically via the web-site, www.winterplacecoa.com or directly at the Office.



WINTERPLACE MAINTENANCE REQUEST

Name: _____ MR # _____

Unit: _____

Date of request: _____

Phone Number: _____

| DESCRIPTION (please print) | LOCATION |
|----------------------------|----------|
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Homeowner Signature: _____

Please return your request to the Office or feel free to email or fax your information to: Fax (802) 228-2854, Email winterplacecoa@gmail.com, Winterplace COA, P.O. Box 200, Ludlow, VT 05149 (You may also drop your form in our mailbox outside the office door).

Office Use Only:
 Entered (ACTY): _____ MR# _____
 Interior: _____ Exterior: _____
 Filed: _____ Completed: _____

POINTS OF INTEREST

- ◆ NOTARY SERVICES ARE AVAILABLE IN THE OFFICE FOR YOUR CONVENIENCE.
- ◆ IRVING OIL LP GAS RATE IS \$1.5111/Gallon FROM 6/1/10 - 5/31/11
- ◆ THE L & M BLDG. WOODSHEDS WILL BE RECEIVING NEW LIGHTS THIS SPRING.
- ◆ INITIAL IDEAS (802-773-6310) IS YOUR SOURCE FOR ITEMS IMPRINTED WITH THE WINTERPLACE LOGO.
- ◆ NEW POOL PASSES WILL BE ISSUED TO HOMEOWNERS THIS FALL. IF YOU'D CARE TO "RECYCLE" YOUR OLD LANYARD, PLEASE BRING IT TO THE OFFICE.
- ◆ IF YOU SMELL GAS IN YOUR UNIT, PLEASE CALL THE OFFICE AT 802.228.4934, DAY OR NIGHT.
- ◆ **PLEASE REMEMBER TO NOTIFY THE OFFICE WITH ANY CONTACT UPDATES, SUCH AS EMAIL, ADDRESS & PHONE NUMBER CHANGES.**
- ◆ '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.
- ◆ HOMEOWNERS WHO PAY MONTHLY DUES USING AN ONLINE BANKING SERVICE, PLEASE REFERENCE YOUR UNIT # ON THE ACCOUNT LINE OF THE CHECK OR FORM.



Winterplace was surprised with a snow storm just before May.



FIRST AID & CPR CERTIFIED

The staff at Winterplace was recently recertified in First Aid for adults, children, infants and CPR. This course was given by an American Red Cross instructor.

VENDOR ACCESS

When the management office is to provide access to the units for vendors, guests or relatives, for the benefit of all, we strongly recommend prior notification. Please call **802-228-4934** or email your request to winterplacecoa@gmail.com. **Thank You!**





Thank you to the homeowners who have sent their updated Certificates of Insurance! Homeowners are required 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. Please ask your insurance agent to 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.

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 are unable to speak directly to a representative, please leave a message.**

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.

UPCOMING EVENTS

- July 4:** Annual July 4th Celebration
West Hill Recreation Center in Ludlow
- July 11,12:** Windsor Cty. Agricultural Fair
Barlows Field, Springfield, VT
- August 13-16:** Manchester, VT Sidewalk Sales
- August 14-15:** Art in the Park Summer Festival
Main St. Park, Rutland, VT
- August 15,16:** VT State Zucchini Festival
Veterans Memorial Park, Ludlow, VT



WINTERPLACE BOARD of DIRECTORS

- Jerry Ligon ~ President**
- Mark Wagner ~ Vice President**
- Michael Regan ~ Treasurer**
- Paul Prina ~ Secretary**
- Lisa Davis ~ Director**
- Tony Smith ~ Director**
- Ken Bialo ~ Director**
- Jack Fleming ~ Director**
- Doug Carey ~ Director**

Roberta has been busy planting . . .

. . . beautiful flowers around the property!

Association Management Team:

- John Watanabe - Property Manager**
- Marcia Woods - Accounting**
- Dee-Dee Potter - Owner Services**

Maintenance Staff:

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

LOCAL GOLF COURSES

- Okemo Valley Golf Club**
Ludlow, VT 802-228-1396
- Crown Point Country Club**
Springfield, VT 802-885-1010
- Tater Hill Golf Club**
Chester, VT 802-875-2517



Winterplace Off-Season Office Hours:

Monday-Friday 9:00 AM- 3:00 PM
Closed Week-ends until the ski season

Upcoming Office Closings:

July 5, 2010 (July 4th holiday)
September 6, 2010 (Labor Day)

Pool Off-Season Hours

Monday-Friday 10:00 AM - 8:00 PM
Hot tubs closed until the ski season

Emergency Numbers

- ◆ **Dartmouth Hitchcock Med. Ctr.** (603) 650-5000
- ◆ **Ludlow Ambulance** (802) 228-2841
- ◆ **Ludlow Fire Department** (802) 228-3434
- ◆ **Ludlow Medical Center** (802) 228-8867
- ◆ **Ludlow Police** (802) 228-4411
- ◆ **Rite-Aid Pharmacy** (802) 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: (802)875-2112
Rutland: (802)773-9101
- ◆ **In case of emergency dial: 911**