

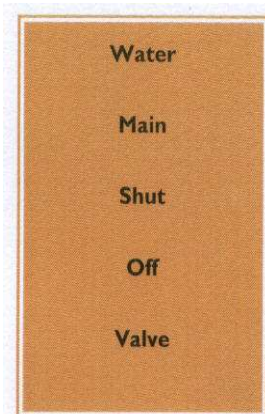
## ANNUAL MEETING & B.O.D. ELECTION

Packages were sent to all homeowners on February 16, 2010, and contained the Minutes from last year's annual meeting; a form for homeowner's comments and questions- to be answered at this year's annual meeting; an attendance form for the annual meeting; the 2009 audited financial statement; candidate information and a voting ballot. If you did not receive this information, please call the office at 802-228-4934 so we can re-send one to you. For your convenience, a downloadable proxy is available on the Winterplace website at [www.winterplacecoa.com](http://www.winterplacecoa.com) under homeowner's information. Proxies must be received before the Homeowners' Annual Meeting on March 20, 2010 by 2:30 P.M. **To date, proxy responses are few. Your vote is important ,so, PLEASE VOTE.** Responses accepted via mail, email ([winterplacecoa@gmail.com](mailto:winterplacecoa@gmail.com)) and fax (802-228-2854)

## TAX GRIEVANCES

Ludlow Town property grievance day has not been scheduled yet. If you are planning on grieving your condo assessment this year, more information can be obtained from the Lister's Office at 228-3232 before the end of April.

## WATER SHUT-OFF



The numerous water line breaks in the Phase I units this winter has prompted Winterplace to initiate a water shut off program for this phase.

We'd like to take this opportunity to commend and thank the owners in Phase I for getting the water shut off program off to a successful start.

As we wind down the ski season, we encourage all owners, *with the exception of buildings E, F, J & K*, to know where the main water valve is in the unit and how to turn the water on and off. Sometime after the ski season, Winterplace will shut the water off in all the units, with the exception of Phase II Buildings E, F, J & K. As previously stated, Phase II will be re-plumbed this summer to allow for water shut off. We will notify owners in these buildings when the water main can be shut off.

Attached is a sample of the tag which identifies the water valve in your unit.

Please contact the office at 802-228-4934 for assistance. Thank you.

## SAVE THE DATE:

The Condominium Association Institute (CAI) is hosting its first Vermont Forum & Expo for condominium homeowners, board members and property managers on Saturday, March 27th, 2010 from 12:30-5:00 at the Okemo Golf Club, 89 Fox Lane, Ludlow, VT. Registration by March 23, is \$35.00 and includes lunch, a complimentary one year subscription to Condo Media magazine and a **free** guest. The program topics are: *Navigating Through a Capital Replacement Project* and *Are Your Condo Documents Current?* To register, phone 781-237-9020.

## WINTERPLACE SOCIAL

Winterplace Association would like to thank Vermont Properties for their organization of the Vermont Property/ Winterplace Social held this year at Willie Dunn's! There was a good turnout of homeowners this year and a great time was had by all!



## VERMONT PROPERTIES UPDATE

Got Snow? What a Winter!

It was great seeing so many of our Winterplace friends at the Homeowner Social at Willie Dunn's. It seemed like everyone had a great time.

As for a sale update, traffic was up this February and we are encouraged about the sales prospects for Spring. In the past, as Spring approached so too do buyers looking to secure a home for the next ski season. Here's to a great Spring! Low interest rates remain a motivating force in the current market and buyers remain cautious and value conscience.

Just a reminder that a 1031 Exchange may be a very good idea if you are planning to sell and are thinking of replacing your property with another. It is worth speaking to your accountant and or tax attorney..

As always feel free to contact us regarding the most comprehensive resale information available. 228-8877.

Enjoy the Spring Skiing!

Kathy Burns, Broker, ABR CRS, GRI

Suzanne Garvey, Winterplace Office Broker, ABR, GRI

Alyson Blodgett, Broker/Associate

George Schoeppler, Sales/Associate

## UNIT LOSSES



This past winter resulted in twenty plus units that experienced damages due to frigid temperatures and severe winds. With the exception of one severely damaged unit, all repairs were performed in a way that allowed some level of unit usage during the repairs.

The decision was made not to file an insurance claim for these losses in order to ensure our master policy insurability. It is believed that the loss of insurance procurement would present a bigger problem than any unit claim.

The Association's practice is to carry budget dollars to self-insure smaller unit damages. This bout of losses has utilized the majority of the self-insured funds for 2010.

## 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

- ◆ 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 & 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.

## 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.

## 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.



## UPCOMING EVENTS

**March 6:** Sitting Bull Apres with Long Trail Brewing, 3pm-6pm, Sitting Bull Restaurant, Main Base

**March 12-14:** Cheese Makers Weekend at the Inn at Wethersfield

**March 17:** The Killarney St. Patrick's Day Scavenger Hunt-9:00 a.m. at Okemo.

**March 26-28:** Maple Open House Weekend, held at various sugarhouses throughout Vermont. For more information go to [www.vermontmaple.org](http://www.vermontmaple.org)

**April 4:** The Hatchery in Ludlow presents Okemo's Annual Easter Egg Hunt-8:00 a.m.-at Okemo.

**May 14-16:** Ludlow's Largest Rummage Sale-10:00 a.m.-4:00 p.m. at the Fletcher Farm School

**June 12:** Vermont Days at all State Parks

## Local Golf Courses

### Okemo Valley Golf Club

Ludlow, VT 802-228-1396

### Crown Point Country Club

Springfield, VT 802-885-1010

### Tater Hill Resort/ Windham Golf Club

Chester, VT 802-875-2517

## 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*

Moira Ennen/DeeDee Potter

## 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

After ski season, closed Sat. and Sun.

## Office Closings:

May 31, 2010 Memorial Day

## Pool Hours:

10am-10pm during ski season. 10:00am-8:00pm, off season

Hot tubs: Noon-10pm during ski season. Hot tubs will not be in use when ski season ends.

\*The pool will shut down (for approx. 4 weeks) after ski season ends, for cleaning\*

## Emergency Numbers

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