

THE COMMUNITY VOICE

Quarterly Newsletter
SPRING 2011


WINTERPLACE
AT OKEMO
www.winterplacecoa.com

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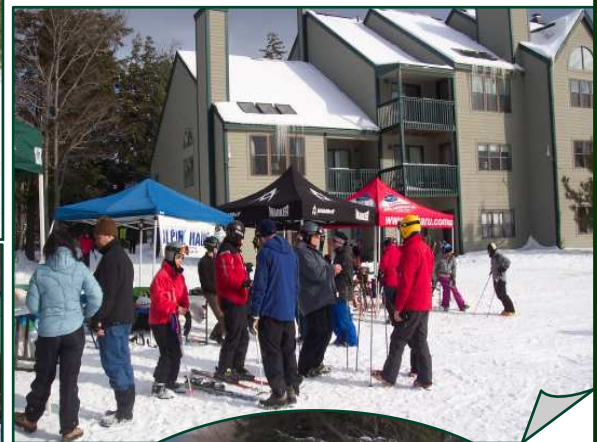
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THE DEMO DAY, WHICH WAS SPONSORED BY WINTERPLACE AND ALPINE HAUS, WAS A GREAT SUCCESS. SKIERS WERE ABLE TO TEST DIFFERENT EQUIPMENT AND WIN PRIZES DONATED BY ALPINE HAUS, OKEMO MOUNTAIN, VERMONT PROPERTIES AND WINTERPLACE. A SPECIAL THANKS TO B.O.D. MEMBER, JACK FLEMING, AND ERIC BARBER OF ALPINE HAUS, FOR A GREAT JOB ORGANIZING THIS EVENT. SINCE THE DEMO DAY WAS SO SUCCESSFUL WE PLAN TO HOLD ANOTHER ONE NEXT YEAR.



2011 Winter Social



THE WINTER SOCIAL AT WILLIE DUNN'S WAS HELD THIS YEAR ON JANUARY 29TH. GREAT DOOR PRIZES WERE DONATED BY ALPINE HAUS, OKEMO MOUNTAIN, WINTERPLACE AND VERMONT PROPERTIES & DEVELOPMENT, INC.



ONCE AGAIN, WINTERPLACE MAKES THE COVER OF HOMES & LAND MAGAZINE. BELOW SHOWS THE DECEMBER 2010 ISSUE.

VERMONT *Market Snap Shot!* PROPERTIES AND DEVELOPMENT, INC.

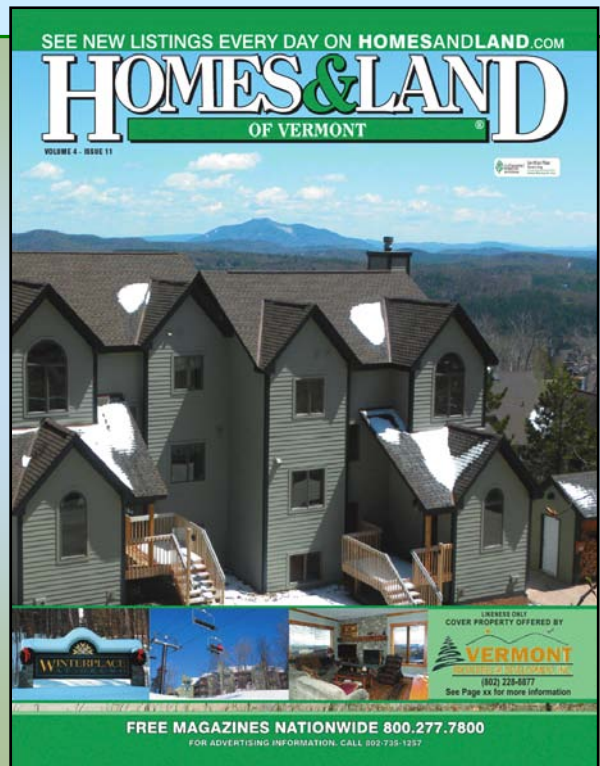
It is hard to believe that spring skiing is just around the corner! What a winter! Sales activity definitely picked up this month and we are optimistic about where the market is headed from here. While inventory is still high for condos across the mountain there is a sense that we are at the bottom and buyers are slowly but surely returning to the second home market.

It was great seeing you all at the Winterplace Social at Willie Dunn's and at the Demo Day last month. We are appreciative of your referrals and support and we value our relationship with our friends at Winterplace.

We were thrilled to see so many owners at our 9th Annual Comedy Night Fund Raiser. This year's show was by far one of the best. We are committed to our community and thank you, as always, for being part of what we think is so special about Okemo.

Feel free to contact us regarding the most comprehensive resale information available. 802-228-8877

Kathy Burns, Suzanne Garvey, Alyson Blodgett and George Schoeppler



PROXIES HAVE BEEN MAILED

& YOUR VOTE IS NEEDED

PLEASE RETURN YOUR COMPLETED PROXY AND QUESTIONNAIRE SHEET TO THE OFFICE NO LATER THAN MARCH 26, 2011, 2:30 P.M. PROXY FORMS AND HOMEOWNER QUESTIONNAIRES ARE AVAILABLE AT THE WINTERPLACE OFFICE AND ALSO ON OUR WEB-SITE, WINTERPLACECOA.COM, UNDER THE HOMEOWNER INFORMATION TAB & FORMS & REQUESTS.



ANNUAL MEETING

THE ANNUAL MEETING FOR HOMEOWNERS IS TO BE HELD ON MARCH 26, 2011 IN THE WINTERPLACE CONFERENCE ROOM. PLEASE RETURN THE QUESTIONNAIRE SHEET, WHICH WAS INCLUDED IN YOUR PROXY MAILING, STATING WHETHER OR NOT YOU WILL BE ATTENDING AND LIST ANY ISSUES YOU WISH TO HAVE ADDRESSED.

FRONT LANDINGS

PLEASE KEEP UNIT FRONT LANDINGS CLEAR OF ANY PERSONAL BELONGINGS OR TRASH.

Thank You!

WATER SHUT OFF

THE WATER SHUT-OFF POLICY HAS BEEN VERY SUCCESSFUL AND AS THE WINTER SEASON COMES TO A CLOSE, WE WOULD LIKE TO REMIND HOMEOWNERS TO SHUT THE WATER OFF WHEN LEAVING FOR THE SEASON.



Points of Interest

- ◆ BUILDINGS L, R AND S ARE SCHEDULED FOR PAINTING AND ROOFING THIS YEAR
- ◆ OWNERS WITH AUTOMATIC ICEMAKERS ARE ADVISED TO TURN THEM OFF WHEN UNIT WILL BE VACANT FOR AN EXTENDED PERIOD OF TIME
- ◆ TWO CARS PER UNIT ALLOWED FOR PARKING
- ◆ HOMEOWNER POOL PASSES ARE FOR HOMEOWNERS' FAMILY & GUESTS, NOT FOR RENTER USE. RENTER POOL PASSES MAY BE PURCHASED AS SEASONAL OR DAILY- SEE PRICE LIST ON PAGE 4 OF NEWSLETTER
- ◆ PLEASE REMEMBER YOUR KEYS. HOMEOWNERS WILL BE INVOICED FOR UNIT UNLOCKS AFTER OFFICE HOURS- SEE PRICE LIST ON PAGE 4 OF NEWSLETTER

IMPRINTED ITEMS WITH WINTERPLACE LOGO

Purchased Directly through
IBF Solutions

PO BOX 786
RUTLAND, VT 05702

Contact Information: dkcibf@sover.net

Telephone: 802.773.8620



America's Most Exciting Bank

SPECIAL OFFER

FOR WINTERPLACE HOMEOWNERS

- ◆ FREE CHECKING **WITH DIRECT DEPOSIT**
- ◆ RECEIVE \$75 JUST FOR OPENING THE ACCOUNT
- ◆ \$100 OFF YOUR MORTGAGE APPRAISAL FEE
- ◆ .25% APR DISCOUNT ON CONSUMER LOANS WITH DIRECT DEPOSIT
- ◆ FREE BILL-PAY
- ◆ FREE ON-LINE BANKING & ON-LINE STATEMENTS
- ◆ FREE PERSONALIZED CHECKS AND REORDERS (NO DUPLICATES)
- ◆ FREE FINANCE WORKS - TAKE CONTROL OF YOUR FINANCES... POWERED BY QUICKEN.
- ◆ FDIC INSURED.
- ◆ REFER A FRIEND AND RECEIVE \$25 IF THEY OPEN AN ACCOUNT

Contact Leslie of Berkshire Bank for on-site service: 802-228-4744



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

ASSOCIATION MANAGEMENT TEAM

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

MAINTENANCE STAFF

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

 **PRICE LIST**

- UNIT FRONT DOOR KEYS: \$2.50
- AFTER HOUR UNIT UNLOCK: \$50.00
- DAILY POOL PASS: \$5.30 PER PERSON, PER DAY
- SEASONAL RENTER POOL PASS: \$371.00
- PACKAGE DELIVERY TO UNIT: \$5.00 PER PKG.

WINTERPLACE OFFICE HOURS

SKI SEASON: MON. - FRI. 7AM-3PM
SAT. 7AM-5PM • SUN. 7AM-1PM
OFF SEASON: MON. - FRI. 9AM-3PM
CLOSED WEEK-ENDS

UPCOMING OFFICE CLOSINGS

MAY 30, 2011 (MEMORIAL DAY)

POOL / HOT TUB HOURS

SKI SEASON: 10AM - 10PM
OFF SEASON: POOL ONLY 9AM - 8PM
HOT TUBS CLOSED DURING OFF SEASON

 **Emergency Numbers** 

IF YOU SMELL GAS IN YOUR UNIT, PLEASE CALL THE OFFICE AT 802-228-4934 DAY OR NIGHT.

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|---------------------------------|----------------|-----------------------------------|---------------------------|
| ◆ Dartmouth Hitchcock Med. Ctr. | (603) 650-5000 | ◆ Riverside Pet Care at Ludlow | (802)228-5700 |
| ◆ Ludlow Ambulance | (802) 228-2841 | ◆ Rutland Regional Medical Center | (802)775-7111 |
| ◆ Ludlow Fire Department | (802) 228-2211 | ◆ Springfield Hospital | (802)885-2151 |
| ◆ Ludlow Health Center | (802) 228-8867 | ◆ VT State Police | Rockingham: (802)875-2112 |
| ◆ Ludlow Police | (802) 228-4411 | | Rutland: (802)773-9101 |
| ◆ Rite-Aid Pharmacy | (802) 228-8477 | ◆ In case of emergency dial: | 911 |