

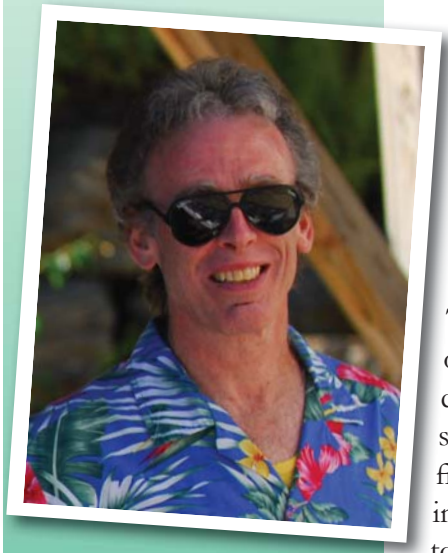
The Chimney Sweep | *A Publication of the Chimney Hill Owners Association, Inc.* | **Summer Fall 2010**

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Chimney Hill
Owners Association, Inc.
PO Box 415
Wilmington, VT 05363
(802) 464-2181
chimneyhill.com

president's**MESSAGE** *from* gene**CLARK**

The Chimney Hill Owners Association's 35th Annual Meeting was held at 9:30 a.m., on Saturday May 29, 2010, at the Deerfield Valley Elementary School in Wilmington. I would like to take this opportunity to thank all of you who helped make this meeting a success. We had 8 percent of Chimney Hill property owners present and 29 percent represented by signed proxies. I am pleased to report that all proposals passed and I want to express my appreciation to the CHOA owners for their continued support. The Board understands that many owners are unable to attend the meeting during a busy holiday weekend and as such we had included not only the new fiscal year budget but committee reports in our Notice of Annual Meeting sent to all owners in April. The information contained in these reports reviewed the prior year's activities and what is planned for the coming year; I hope you had the opportunity to read this important information.

During the meeting many of the Board members highlighted their committees' work during the year and Steve Grenier, VP/Treasurer, presented the 2010/2011 fiscal year budget and answered questions from the audience. Ron Cavalli presented the Long Range Planning and Legal Committee reports and thanked the membership for their support and passage of the three Covenant Reform matters this past year. The passage of these reforms is a major milestone in the 35 years of the Association's existence and will assure the financial health and stability of the Association for years to come.

Also during the meeting one Board member, Ron Cavalli, was reelected to another 3 year term, and I am sad to report that long time Board members, Carol Bogard, Paul DiPietro and Sue Ennis retired from the Board and were presented with Distinguished Service Awards for their years of volunteer service to Chimney Hill; they will be missed. Sue Ennis was presented with the 2009/2010 Certificate of Appreciation for her development, organization and leadership of the "Keep the Events Alive" committee. This committee has raised the necessary funds to assure the continuation of the member events and activities for the past two years. Our great Chimney Hill staff was also recognized during the meeting. I personally thanked all the full time staff (8 employees with a combined 82 years of service to the Association) for their hard work. The Board and I agree that we are fortunate to have such a dedicated staff to assure the smooth operation of the "hill".

I would like to take this opportunity to thank all the Board members, Committee volunteers, and our great staff, for making Chimney Hill a special place for all of us. For a full accounting of the May 29, 2010 Annual Meeting, the meeting minutes as well as the committee reports are posted on our Chimney Hill web site, chimneyhill.com, under the owners section.

continued on page 2

president's**MESSAGE**, *continued from page 1*

Please don't forget to join your fellow Chimney Hill owners this summer and fall during our events and activities. These are great venues for the entire family and the best way to meet your Chimney Hill neighbors. Information on these events can be found in this issue of the Chimney Sweep, posted in our weekly "Hill and Valley News" publications (found at the office, Birchwood and Clubhouse locations) and will be highlighted in our enewsletters throughout the Summer and Fall.

Wising you and your families a safe and fun filled summer and fall season and I hope to see you on the "Hill".

Gene



RENTALS
Your Best Advertising

So far this year we have seen a reduction in our long term (monthly) summer rentals and inquiries. This appears to be a direct result of our economy and that is the bad news. The good news is we feel we are positioned well in this economy for shorter length stays, based on our proximity to major metropolitan areas, and our very competitive pricing. Because most of our owners live in and around these major metropolitan areas, we are asking for your assistance in reaching those who may not be reached by our other advertising .

How can you help? We can advertise all over the place and in all kinds of media, which we do - but the best advertisement comes from you, our homeowners. The statement holds true and the evidence is in the Long Range Planning Committee Survey that was sent to our homeowners last April. According to the survey, many homeowners were renters first and those renters first heard about Chimney Hill through family and friends that were Chimney Hill owners. You, our Chimney Hill owners, are our best advertisement. With this uncertain economy, we all need to help each other. If you love your home in Chimney Hill, tell your friends, coworkers, family. Let them know about the vast selection of vacation rental homes Chimney Hill manages and who knows, down the road your best friend could be your next door neighbor. To view our vacation rental homes visit chimneyhill.com or call us at 802-464-2181.

Need to contact a staff member by email?

Ken Spicer, Executive Director:
kspicer@chimneyhill.com

Accounting, owner information, maintenance, administration & general:
faith@chimneyhill.com

Rental information & marketing:
debbie@chimneyhill.com

Real Estate information:
sales@chimneyhill.com, chimneyhillrealestate.com

Our website, **chimneyhill.com**, is a great source of information about Chimney Hill and the surrounding area. Your comments and suggestions are always welcome.

Chimney **Sweep**
Volume 21, Number 2
President: Gene Clark
Executive Director: Kenneth B. Spicer
Editor: Kenneth B. Spicer
Production: Chimney Hill
The Chimney Sweep is a biannual newsletter published by the Chimney Hill Owners Association, Inc. The editorial office is located in the administrative building at 9 Haystack Road, Wilmington, VT. Address all correspondence to P.O. Box 415, Wilmington, VT 05363 or info@chimneyhill.com.

kenneth b.**SPICER**
Executive Director

Meet your 2010/2011 Chimney Hill Owners Association Board of Directors

After this year's Annual Meeting the Chimney Hill Board of Directors held their annual organizational meeting. This meeting is held to elect the Executive Committee of the Board as well as to make standing committee assignments. Following are the results of this meeting:

Elected by their peers to the Board's Executive Committee (for a one year term):
Gene Clark, President
Stephen Grenier, VP/Treasurer
Patricia Nye, VP/Secretary
Ronald Cavalli, Director-at-Large

Also serving on the Executive Committee is Lawrence Christian as immediate Past President.

Gene Clark, President, appointed Board members to Chair., Vice Chair. and serve on the following standing committees of the Association:

Architectural Control: Gene Clark, Chair., Pat Nye, Vice Chair., Tom Anderson

Budget/Audit: Steve Grenier, Chair., Larry Christian, Pat Nye, Ron Cavalli, Gene Clark

Clubhouse/Recreation: Tom Anderson, Chair., Diana Gould, Vice Chair

Common Land Review: Steve Grenier, Chair., Diana Gould, Vice Chair., Gene Clark, Pat Nye

Insurance/Administrative: Steve Grenier, Chair., Larry Christian, Vice Chair

Landscape: Diana Gould, Chair

Legal: Ron Cavalli, Chair., Tom Anderson, Vice Chair

Long Range Planning: Ron Cavalli, Chair., Diana Gould, Vice Chair., Gene Clark, Tom Anderson

Maintenance: Steve Grenier, Chair., Diana Gould, Vice Chair

Management Review: Pat Nye, Chair., Ron Cavalli, Vice Chair., Larry Christian, Gene Clark

Nominations: Larry Christian, Chair

Public Relations: Diana Gould, Chair., Tom Anderson, Vice Chair

Real Estate/Rental Management: Ron Cavalli, Chair., Gene Clark, Vice Chair

Water Commission: Larry Christian, Chair., Paul DiPietro, Gene Clark, Steve Grenier

Many of the above listed committees are functions of the Board but many also require volunteers from the Association Membership to assure their success. These include: Architectural Control, Clubhouse/Recreation, Landscape and Long Range Planning. Volunteering is key to the success of any Association and we have been fortunate to have many owners over the years volunteer for committees as well as serve on the Board of Directors. In recent years however the spirit of volunteerism has dwindled even though our population has increased. Below are some reasons to volunteer on committees:

1. Protect your self-interests. Protect your property values and maintain the quality of life in your community.
2. Be sociable. Meet your neighbors, make friends, and exchange opinions.
4. Give back. Repay a little of what's been done for you.
5. Advance your career. Build your personal resume by including your community volunteer service.
6. Have some fun. Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
7. Get educated. Learn how it's done—we'll train you.
8. Express yourself. Help with creative projects like community beautification.
9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism. Improve society by helping others.

Over the years I have heard many of the following excuses for not volunteering including:

-It's a giant, scary responsibility.
-Your neighbors will blame you for everything.
-All your free time will disappear, and you'll become enslaved to the association.
-You'll have to work with bombasts, dictators, figureheads, and puppets.
-You'll never have any fun ever again.
-Besides . . . there's no real reason to get involved; the community is in fine shape—we don't need you.

The above excuses are just that, excuses. I can assure you that they do not hold true (at least during my 24 years as your Executive Director). I hope that you will share your knowledge, expertise and volunteer spirit by serving on a committee now or in the future. Please contact me or a Board member concerning your interest and we will steer you in the right direction.

Ken

ARCHITECTURAL CONTROL **COMMITTEE**

REMINDERS
from the ACC

Applications for new home construction, additions, decks, sheds, and any construction that changes the current "footprint" of the property or adds finished areas to the inside of the property (this includes finished basements, bedroom additions, etc.) must follow the following procedures (taken from the Architectural Control Committee Rules and Guidelines for Building.)

1. Application for building permits for new construction and/or alterations must be obtained through the Association office.

2. CHOA applications must be filled out in full by the owner or authorized agent, signed by both parties, submitted to the Architectural Control Committee (ACC) in duplicate through the Association office, which will acknowledge receipt of the same.

3. All submissions must contain the following:

a. All submissions will be to scale, be of architect quality, and must match the material schedule.
b. Two (2) copies of plans of each floor level showing square footage must be to scale of 1/4" = 1 ft.
c. The use of each room or area to be clearly specified in the plan; i.e., BR (bedroom), BATH (bathroom), MR (mudroom) etc.
d. Elevations of all sides including appurtenant structures, i.e. decks, porches, etc., and minimum scale of 1/8" = 1 ft .
e. Two (2) copies of site plan showing locations of house, septic system, and driveway and off road parking area, drainage ditches and culvert.
f. A landscape plan/design is required and must indicate area(s) that will be disturbed during construction and steps that will be taken during and after construction for erosion control and runoff.
g. Certified septic system design by a licensed Vermont Engineer.
h. Copy of the Wilmington Zoning Permit.
i. CHOA application shall be submitted in duplicate.
j. Pins placed in all projections by licensed Vermont Engineer.
k. The owner must sign all documents submitted pursuant to the above applications.

4. Fees: (all fees are payable at the time of application)

a. A $1,000.00 fee will apply to all new home construction. Fee will include a wildlife proof rubbish bin and a curb stop and water meter (not hook-up).
b. A five hundred dollar ($500.00) fee will apply for all construction over 1,000 square feet.
c. A two hundred and fifty dollar ($250.00) fee will apply for all construction over 300 square feet up to 1,000 square feet.
d. A one hundred dollar ($100.00) fee will apply for all construction over 150 square feet and up to 300 square feet.
e. A fifty dollar ($50.00) fee will apply for all decks and other construction up to 150 square feet.

5. All CHOA assessments must be paid in full prior to issuance of a Chimney Hill building permit.

6. The ACC recommends that change to any property, which may affect a neighbor's property should be discussed with the neighbor in advance of making application to the ACC, and, in some cases, it may be appropriate to submit that neighbor's comments with the application.

Please note that a Town of Wilmington Zoning Permit may also be required. Chimney Hill will not issue a Chimney Hill Permit until an approved Town permit (or letter indicating that a permit is not required) is submitted to the Committee.

The ACC also requires their approval for all maintenance and alterations to the home. This includes exterior painting, roof replacement/repairs, siding replacement/repairs, deck replacements, exterior window and door replacement, and pretty much anything that is done to the outside of the property or grounds. This does not have to be submitted by normal application but can be submitted by letter detailing the work to be done submitted to the Committee (in care of the Chimney Hill office).

Good Rule of Thumb to avoid fines and penalties - if you are not sure if a permit or letter is needed for the work about to be done - call the office before you start.

areaEVENTS
Summer Fun

61st Annual July 4th Wardsboro Parade & Street Fair -Wardsboro, Vermont - July 3, 2010, 9 am -3 pm (Rain or shine): The 61st Annual July 4th Wardsboro Parade and Street Fair is Vermont's oldest continuously run July 4th parade, and a 2009 Yankee Magazine Top 20 New England summer event designee.

33rd Annual 4th of July Celebration and Fireworks - Wilmington, Vermont - July 3, 2010 beginning at 6:00 PM: The Independence Day celebration starts at 6:00 p.m. The evening culminates with a SPECTACULAR Fireworks display at dusk - 9 p.m. Call 802-464-8092 for more information.

Independence Day Picnic - Honora Winery & Vineyard Tasting Room, Jacksonville, Vermont - July 3, 2010, 11:30 am - 5:00 pm: Independence Day Celebration at the Tasting Room! Enjoy a full day of family events to include live music, children's crafts, food, wine and field day fun. Bring a blanket and stay for the day with your family! Have lunch, join in on a balloon toss, three-legged race and listen to great music!

Wilmington Garden Tour & Village Stroll - Wilmington, Vermont - July 9, 2010, 3 pm - 8 pm: Enjoy some splendid gardens within walking distance of the Village of Wilmington from 3:00-5:00, then head to the shops and lawns in the Village of Wilmington for all kinds of fun. Featuring Bluegrass music by "Boston Road" strolling musicians, circus lawn, wine tastings, antique cars, and much more. For more information call the Mount Snow Valley Chamber of Commerce at 802-464-8092

60th Marlboro Music School & Festival at Marlboro College - Marlboro, Vermont - July 17 - August 15, 2010: Listen to some of the most distinguished and promising artists from all over the world. Marlboro Music School and Festival offer compelling, insightful and passionate performances. Saturdays at 8:30 PM and Sundays at 2:30 PM, July 18 through August 16. For more information call 802-254-2394.

3rd Annual Blueberry Festival - Throughout the Deerfield Valley - July 30 - August 8, 2010: The Deerfield Valley Blueberry Festival, named a Vermont Top 10 Summer Event, is the culmination of a community effort in which dozens of businesses, organizations and individuals have created blueberry or blue themed events happening for ten consecutive days at the end of July into August. Visit vermontblueberry.com for more information and a schedule of events.

Wilmington Old Home Week - throughout Wilmington, Vermont - August 12 - August 15, 2010: Every ten years, the town of Wilmington celebrates its heritage. Visit oldhomeweek2010.com for more information.

93rd Annual Deerfield Valley Farmers Day Fair - Wilmington, Vermont - August 19 - August 22: Expected events for 2010 include a Talent Show, Children's Lawnmower Pull, Truck Pull, Ox Pull, Horse Draw/Horse Pull, Horse Show, Children's Games including a Watermelon Seed Spitting Contest, Scavenger Hunt, Country Jam Session, Cattle Show, Children's Barnyard/Petting Farm, Farmer for A Day, Pee Wee Midway, Pie Eating Contest, Youth and Adult Exhibits, Agricultural Demonstrations, and so much more! info@dvfair.com 802-319-0117

Vermont Blues Festival at Mount Snow Resort, West Dover, Vermont - August 27- 29, 2010: Mount Snow will host the 2nd Vermont Blues Festival. This year features 3 days of music on 2 stages, 13 national acts representing the full spectrum of the blues.Visit mountsnow.com or call 802-464-4174.

16th Annual Mount Snow Brewers Festival at Mount Snow Resort - West Dover, Vermont - September 4 - 5, 2010: Enjoy live music, bbq's and beer novelty vendors while sampling some of the finest brews in the land. Visit mountsnow.com or call 802-464-4174.

3rd Annual Vermont Life Wine & Harvest Festival - Wilmington, Vermont - September 24-26 2010: Mount Snow Valley and Vermont Life Magazine invite you to the ThirdAnnual Vermont Life Wine & Harvest Festival, a weekend showcase for Vermont wines, Vermont specially foods and artisans of all types celebrating the rich uniqueness, qualily and ingenuity of Vermont producers. Enjoy Vermont vintners, small specialty food producers, painters, publishers, cheesemakers, potters, jewelers, chefs, photographers and farmers.



HOMEOWNER **SERVICES**

Please fill out and return with your payment to:
Chimney Hill Owners Association, Inc.
PO Box 415, Wilmington, VT 05363

2010 – 2011 Assessment
04/01/10 – 03/31/11 ..... $900 [ ]

2010 – 2011 Deed Restricted Lot Assessment (DRL)
04/01/10 – 03/31/11 ..... $135 [ ]

Special Water Assessment (houses only)
04/01/10 – 03/31/11 ..... $100 [ ]

Renter/Guest Fee - Year-Round (save $ 50)
05/01/10 – 04/30/11 ..... $700 [ ]

Renter/Guest Fee - Summer
05/01/10 – 10/31/10 ..... $400 [ ]

Renter/Guest Fee - Winter
11/01/10 – 04/30/11 ..... $350 [ ]

Guest Fee Card (only allowed one (1) per year)
5 use..... $125 [ ]

Plowing/Sanding/Rubbish Year-Round (save $180)
05/01/10 – 04/30/11 ..... $800 [ ]

Plowing and Rubbish Year-Round (save $ 120)
05/01/10 – 04/30/11 ..... $625 [ ]

Plowing and Sanding
11/01/10 – 04/30/11 ..... $575 [ ]

Plowing Only
11/01/10 – 04/30/11 ..... $370 [ ]

Plowing and Rubbish - Winter (save $ 30)
11/01/10 – 04/30/11 ..... $540 [ ]

Plowing/Sanding/Rubbish – Winter (save $ 80)
11/01/10 – 04/30/11 ..... $725 [ ]

Rubbish Collection - Summer Only
05/01/10 – 10/31/10 ..... $250 [ ]

Rubbish Collection - Winter Only
11/01/10 – 04/30/11 ..... $200 [ ]

Rubbish Collection - Year Round (save $ 75)
05/01/10 – 04/30/11 ..... $375 [ ]

Home Inspection - Year Round (save $ 40)
05/01/10 – 04/30/11 ..... $360 [ ]

Home Inspection - Summer Only
05/01/10 – 10/31/10 ..... $200 [ ]

Home Inspection - Winter Only
11/01/10 – 04/30/11 ..... $200 [ ]

Wildlife-Proof Rubbish Bin (delivered) . $725 [ ]

Keep the Events Alive Donation ($20.00 Suggested)
Please write in amount of Donation ... _____ [ ]

Total Enclosed..... $_____

Check #..... _____

Services and privileges will not commence until your check has been received.

Chimney Hill fees are not pro-rated for any services.

Name: _____

CHOA Lot # and Street: _____

Home Phone: _____ Business Phone: _____ Cell Phone: _____

CHOA Phone: _____ Email Address: _____

Don't forget that Chimney Hill also supplies other services including driveway repairs, special rubbish pick-up of appliances, furniture and other large household items.
Please contact the administration office, (802) 464-2181, for details and pricing.

Owner Fees

RUBBISH SERVICES began on May 1, 2010. Huge savings can be realized by combining services for the coming year. Check out the service list in this issue.

Renter/Guest fees are also due on May 1st. If you rent or have anyone use your property that also wishes to use our facilities (clubhouse, trails, tennis, etc.) and you cannot accompany them (or they are not a lineal descendent), renter/guest fees must be paid. Renters and guests will not be allowed to use any CHOA facilities unless this fee is paid. This fee helps to offset our Clubhouse and recreation facility expenses. Please note that association dues (assessments) must be paid in full prior to signing up for the renter/guest fee program.

ASSESSMENTS: The grace period for annual assessments ends on July 1. Payments received after this date will be subject to interest charges. Also, owners who have not paid the annual assessments are not entitled to facility use until the 2010/2011 assessments are paid.

PLEASE, PLEASE, PLEASE call, email or fax the CHOA office to authorize use of your property key to others. Keys will not be issued to anyone unless proper authorization has been received.

for your**INFORMATION**

Good Stuff to Know

911 Unit #_____ CHOA Property #_____

Street_____

Telephone Numbers: (802)

Wilmington Fire Department	911
Rescue (Ambulance)	911
Wilmington Police Department Office	464-8593
Vermont State Police	254-2382
Wilmington Town Offices	464-8591
Chimney Hill Administrative Office	464-2181
Chimney Hill Real Estate Office	464-3239
Chimney Hill Office Fax	464-2184
Chimney Hill Clubhouse	464-5738
Chimney Hill Maintenance	464-1600
Chimney Hill web site	chimneyhill.com
Real Estate web site	chimneyhillrealestate.com

Clubhouse Hours

Summer: 6/26 - 9/6/10

Sunday - Thursday
11:00 a.m. to 9:00 p.m.
Friday & Saturday:
11:00 a.m. to 10:00 p.m.

Fall: 9/7/10 - beginning of Winter

Monday - Thursday
closed
Friday:
4:00 p.m. to 10:00 p.m.
Saturday:
11:00 am to 10:00 p.m.
Sunday:
11:00 a.m. to 7:00 p.m.

Summer & Fall Office Hours

Monday-Saturday: 8:30 a.m. to 4:30 p.m.
Sunday: closed

Real Estate Office Hours
Daily: 10:00 a.m. to 4:00 p.m. or by appointment

CLUBHOUSE & **RECREATION**

Owner assessments must be paid to use the Clubhouse and other recreation facilities (tennis courts, etc.) If you rent your home or are unable to accompany a guest to the Clubhouse or other recreation areas, the CHOA renter/guest fee or a five-use pass must be purchased. There is no exception to this rule and it is strictly enforced.

The Clubhouse Five-Use Card is to accommodate those owners who do not rent and who are unable to accompany their guests to the Clubhouse. It is not intended to replace the year-round or seasonal renter/guest fees. The card will be issued, upon full payment of $125, to the owner, who, in turn, can issue the card to their guests. Please note that only one card will be issued per owner, per year. Cards need to be requested from the Chimney Hill office and will only be sold to owners. Cards will not be available for sale at the Clubhouse. Guests must have cards with them and submit the cards to the Clubhouse staff; the staff member will then punch out one of the use numbers on the card. One "punch" is good for one day at the Clubhouse during normal operating hours.

CLUBHOUSE ACCESS: For those of you (or your guests) that need level access to the Clubhouse, see the Clubhouse staff for assistance. Level access to the ground floor level of the Clubhouse can be obtained through the gates at the outdoor pool and through the game room sliding doors.

SPECIAL CLUBHOUSE USE: Based on the demands for Clubhouse use by large parties, we now have a Clubhouse use request form. This is to be used for any large parties other than normal family gatherings and only approved for use during regular operating hours. Special use during non-operating hours must be approved by the Board of Directors. Chimney Hill owners will take precedence when requesting use. This request form will help us to know when larger groups will be using the Clubhouse. Forms can be obtained at the Chimney Hill Clubhouse or Administration office.

THE DUCK POND: Fishing is allowed for our owners and guests only. We do encourage a catch and release program, but if the fish are injured and/or bleeding, do not put them back as they will die. (If hook is embedded or "gut hooked," cut hook line as close to mouth as possible and release. The hook will eventually dissolve.) Please remember that we have a one fish per day, per family limit. Please do not throw trash, bottles, wood or other items in the pond, and please clean up any rubbish found at the pond, whether it is yours or not. This is a beautiful area, so let's keep it that way.

TENNIS COURTS: Tennis sign-up sheets are located at all courts. Sign-ups may be made 24 hours in advance for one hour of use. A few items to remember: no skateboards, bikes, in-line skates or roller skates are allowed on any of the tennis courts. This will cause damage to the surface and result in costly repairs. The court at the Clubhouse is lighted for evening play. Requests for lights are to be made to the Clubhouse staff, and use of lighted court will end 15 minutes prior to the closing of the Clubhouse.

clubhouse**RULES**

The Rules of Play

Property owners of record, their spouses, children, grandchildren and owners' parents may use the Clubhouse facilities without paying the Renter/Guest Fee. This applies only to owners who have paid their annual assessments. A guest of an owner may use the Clubhouse facilities only if accompanied by the owner or his/her lineal descendents.

- Pool closes one half-hour before the Clubhouse closes.
- Absolutely no renters or guests will be allowed to use the Clubhouse if the Renter/Guest fee has not been paid or if she/he is not accompanied by the owner or his/her lineal descendents. This rule will be strictly enforced by the use of a closed-door policy at the Clubhouse.
- Children under the age of 15 will not be allowed to use the Clubhouse unless she/he is accompanied by an adult 18 years or older.
- The drinking age in the state of Vermont is 21 years of age. Anyone bringing in or consuming alcoholic beverages under 21 years of age will be asked to leave and their beverages will be confiscated.
- If a renter/guest or owner abuses the Clubhouse privileges according to the rules posted or by the discretion of the Clubhouse staff, the owner will receive a written warning. A second offense will result in the renter/guest or owner's privileges being revoked for a time period to be determined by the Executive Director and the Board of Directors.
- No food, beverages or glass containers are allowed in the pool or sauna area, and proper bathing attire must be worn at all times. No lifeguard is on duty; swim at your own risk.
- Remember, no alcoholic beverages are allowed in the game room, indoor pool area or saunas at any time.
- No smoking is allowed in the Clubhouse, Clubhouse deck, or patio and pool areas at any time.
- For safety and health reasons, children 12 years of age and under are not permitted to use the hot tub.

Other rules and notices are posted at the Clubhouse. Please report any rule violations to the staff.

KEN'S HOME MAINTENANCE **REMINDERS**

Chimney Maintenance
Don't forget to have your chimney cleaned and inspected. This should be done on a yearly basis.

Change Your Batteries
Don't forget to change your smoke/carbon monoxide batteries (usually 9 volt batteries). Although many of these detectors are "'hardwired"' they still have battery back-up in the event of power outages.

Septic Tank Maintenance
Summer is also a good time to have your septic tank pumped. Tanks are easier to locate without 3 feet of snow and frozen ground, which may save you a few bucks. Tanks should be pumped and inspected about every three years or sooner depending on use. This is very inexpensive maintenance compared to the cost of tank or leach field replacement.

Crawl Spaces
Have a crawl space? If so you may want to open your vents or windows in these areas during the summer months. Moisture builds in these areas and can cause major structural damage if not vented to allow air flow; just don't forget to close them back up in the fall to prevent winter freeze-ups.

Heating Systems
Summer is also a good time to have your heating systems checked by a professional. Routine maintenance is required for safety and efficiency. Contact your fuel supplier for more information and to schedule a check-up and avoid the fall rush.

Landscaping
Keep your grounds/lawn clean and mowed. Mice and other rodents like tall grass and will eventually find their way into your home - plus it looks nice. Also, trim any branches that may be overhanging your roof - these make for good bridges for animals.

Home Inspection
Take a full inspection of the exterior of your home. Check for attic or ridge vents that may be loose or missing as many of Vermont's critters like to make a home in your home. We have had numerous reports of raccoons, squirrels and bats finding their way into homes and creating quite a mess and expense (make sure they have not already gotten in before repairing vents, etc.). Check your siding, paint/stain, windows, decks, roofs, etc. If maintenance is required, get it done - the longer you wait the more expensive it will be. Don't forget to contact the Architectural Control Committee through the Chimney Hill office with any exterior maintenance items planned.

Green It Up and Save Energy
Now may be a good time to assess your appliances, heating systems and hot water heaters - older appliances eat up electricity and may not be efficient. If your appliances are more than 10 years old they are not nearly as efficient as new ones and it may be time to change. Replace your interior and exterior light bulbs with new energy efficient light bulbs. These are the fluorescent type and will last years and use much less electricity than standard bulbs (many have instant rebates). I personally have switched and noticed an immediate reduction in my electric bill. When these bulbs do burn out they cannot be simply tossed in everyday rubbish at Chimney Hill. These bulbs contain mercury and are considered hazardous household waste. We will keep you informed of Wilmington's hazardous household waste collection dates.

linda's real estate**CORNER**

While sales are still slow, we have seen a little bit of an upturn during the first part of the year. As of the end of May there were 10 Chimney Hill properties sold this year, compared to 6 last year. Not a big increase, but every little bit helps. While this is some positive news for us all, we need to keep in mind that this does not mean a market recovery. There are still many homes on the market in Chimney Hill – 43 at last count. And with this being the time of year for listing homes, we expect to see close to 50 (or maybe a bit more) homes on the market by summer. This large inventory is putting downward pressure on the prices. We hope that these lower prices and the low interest rates will bring buyers back to the market again during the summer months. At Chimney Hill Real Estate, we are ready for them!

Remember, Chimney Hill Real Estate lists and sells more Chimney Hill homes than any other agency in the area. For ALL your real estate needs, call Chimney Hill Real Estate 802-464-3239 or e-mail us at sales@chimneyhill.com.

living with**VERMONT'S BLACK BEARS**

Be Aware

Black bears are found in most forested portions of Vermont. They generally rely on wild foods such as berries, cherries, beechnuts, and acorns to survive. However, as humans move into bear habitat, bears can become attracted to other foods such as birdseed, garbage, and pet food. You can help the Vermont Fish & Wildlife Department maintain a healthy bear population by reducing the chance you will attract them to your property.

Bird feeders, barbecue grills, garbage, and dirty campsites can become appealing food sources. They also are deadly – the bear could be struck by a motor vehicle in a populated area, illegally shot, or have to be destroyed. When a bear is being fed (directly or indirectly), its life expectancy is cut by as much as one-half.

Black bears are normally shy and not aggressive to humans. However, a bear that has been fed by humans loses this shyness and can become a potential danger to human safety. When this occurs, there is often little recourse except to destroy the bear.

Follow these guidelines to decrease the chance of conflicts with bears:

- Dispose of garbage frequently. Store it in clean, secure containers (top-latched, tied, or chained). Don't put garbage out at the curb the night before pickup.
- Feed pets indoors.
- Keep barbecue grills clean and stored inside.
- Don't feed birds if you live in an area where there are bears. If you see or suspect a bear near your home, remove your bird feeders for at least four weeks or until the bear is no longer in the area.
- Support protecting and enhancing natural food sources in areas away from human habitation.

For more information about how you can help enhance bear habitat, contact your local Vermont Fish & Wildlife Department office.

Persons suffering bear damage are urged to contact the nearest Vermont Fish & Wildlife office or local state fish and game warden prior to taking any control action on their own. Fish & Wildlife personnel will recommend appropriate preventive measures or control strategies that can lessen the problem.

Fines Issued: Just so you know - Richard Watkin, Vermont State Game Warden, has informed us that the Vermont Fish & Wildlife Department has issued fines to homeowners for attracting bears. He indicated that if they respond to a bear complaint and find bird feeders or game feeders they may fine these owners or have to destroy the bear. He also liked our "wildlife proof" rubbish bins and hoped that our owners would purchase these. Bear or wildlife questions can be directed to Richard at 802-368-7302.

The above information was taken from the Vermont Fish and Wild Game Department.

chimney hill**DOG POLICY**

Be Considerate

The Chimney Hill office receives numerous calls concerning roaming and barking dogs throughout the Hill. Although many of our owners and guests abide by the Chimney Hill and Town of Wilmington leash law, many do not. Dogs must be on leashes or in the owners' control at all times! Please respect your neighbors' enjoyment of our community without the fear of running into (or stepping into) roaming dogs or the business they leave behind. Loose or roaming dogs will be reported to the Wilmington Police. Remember, you are responsible for the actions of your pets. Failure to abide by this policy may be subject to Chimney Hill fines and penalties for loose and continuously barking dogs that pose a threat and a nuisance for the quiet enjoyment of other owners on the hill.

newOWNERS
Welcome

The Chimney Hill Board of Directors and Staff wish to welcome the following new owners who have purchased since our last issue. Welcome to the Chimney Hill family!

Eric & Cynthia Celt, Commack, NY, #36, Pond Loop, **Lisa Dimitriou**, Montague, MA, #474, Rock Split Way, **Peter & Allison Grabowski**, Cranford, NJ, #89, Spring Court, **Richard & Alexandria Jacobson**, West Hartford, CT, #436, Splatterfoot Close, **Kevin & Kathryn Kleaka**, Port Jefferson, NY, #603, Large Maple Way, **Frank & Stacey McMahon**, Katonah, NY, #167 & 168, Big Bend Loop, **John Meewes & Leah Myers**, Foxboro, MA, #392, Bunny Lane, **Steven & Marcy Pell**, Highland Park, NJ, #B-88, View Rd., **John Roarty**, Southington, CT, #B-58 & B-57, Corner Lane, **David & Kimberly Roberts**, Old Saybrook, CT, #65, Arctic Circle, **Kerri & Edward Tyerman**, Nutley, NJ, #337 & 338, Snowshoe Rd., **Andrew & Donna Wasserman**, Westfield, NJ, #455, Two Wall Way.

covenantsCORNER
New Changes

This past year the Board proposed three changes to the Association's Declaration of Protective Covenants, Restrictions and Reservations. On February 13, 2010 a Special Meeting of the Chimney Hill Owners Association, Inc., membership was held to vote the three proposals before it. The following are the amended changes (passed by vote of the membership) made to the Association's Declaration of Protective Covenants, Restrictions and Reservations and as properly recorded in the Wilmington Land Records:

Section 10 of the Association's Declaration of Protective Covenants, Restrictions and Reservations now reads:

10. Each developed lot included in this conveyance shall be subject to an annual charge of nine hundred dollars ($ 900.00) beginning on April 1, 2010. Thereafter future increases may be implemented as the Declaration of Protective Covenants allows, and the grantee or grantees, his, her, their, or its heirs, executors, administrators, successors and assigns, hereby agree:

Section 10(G) of the Association's Declaration of Protective Covenants, Restrictions and Reservations now reads:

10(G). That the grantor, its successors and assigns, shall have the right to increase the amount of such annual charge only on the following basis: the annual charge may be adjusted by the increase in the prior year's Consumer Price Index as shown by its all items index at December 31 plus up to 3%.

Section 10(H) of the Association's Declaration of Protective Covenants, Restrictions and Reservations now reads:

10(H). Undeveloped lots within the subdivision (non-Deed Restricted Lots) shall pay an annual charge of seven hundred and fifty six dollars ($ 756.00) plus twenty five percent (25%) of any annual increase assessed on the developed properties within the subdivision until such time as the lot is developed.

Minutes of the Special Meeting of Members can be found on the Chimney Hill web site: chimneyhill.com (under the owners section).

keep the events & activitiesALIVE

Name_____ CHOA Property Number_____

Home Address_____

Contact Phone_____ Email_____

- ❑ We would like to sponsor an event/activity; please contact me to discuss options
- ❑ Please sign me up as a member of the Clubhouse/Recreation Committee
- ❑ We would like to make a donation in the amount of $_____

send this in or email info@chimneyhill.com

july 4th weekend**EXTRAVAGANZA**

Family Fun on the Hill



Come one, Come all to the Chimney Hill July 4th weekend! Meet your fellow CHOA owners at our BBQ, participate in events and enjoy an old fashioned holiday weekend. Following is a list of the weekend activities:

Friday, July 2, 2010

11:00 AM - Clubhouse opens.
10:00 PM - Clubhouse closes.

Saturday, July 3, 2010

9:00 – 10:00 AM – Youth Fishing Derby at the Duck Pond.
10:00 AM – Adult Round Robin Tennis Tournament at the Birchwood Courts. This is a doubles format tournament but points are accumulated on an individual basis. Open to men and women of all abilities.
11:00 AM – Clubhouse opens.
1:00 PM – Youth Soccer Shoot Out (in honor of World Cup Soccer)
2:00 PM – Water Balloon Toss – Test Your Skill and score points (Adult and Youth Divisions)
3:00 PM – Horseshoe and Bocce Tournament (adult doubles). Grab a partner and meet at the horseshoe pit and Bocce Court (adjacent to the Clubhouse Tennis Court)
3:00 PM – Youth Basketball three point and free throw contest for ages 15 and under.
5:00 PM – Bring your own fixin's BBQ at the Clubhouse. Our grills will be fired-up and the beverages will be chilled for this annual event. Set-ups, beverages (adult and kids) will be provided.
6:00 PM – Awards party for all the day's activities.
7:00 PM - The Annual Independence Day Party and Fireworks at Bakers Field. Live entertainment, food and vendors followed by a spectacular fireworks display at 9:00 PM.
10:00 PM – Clubhouse closes.

Sunday, July 4, 2010

11:00 AM – Clubhouse opens.
9:00 PM – Clubhouse closes.

chimney hill.com: your source for updated event information. don't forget to sign up for our email newsletter, too. Just go to chimneyhill.com and type in your email address in the newsletter box. be in the know!

3rd Annual Labor Day "Keep the Events Alive" Celebration & Auction

To Support Chimney Hill Events and Activities
September 4, 2010 at 5:30 pm
Chimney Hill Clubhouse
Funds raised by this event and other donations will determine the events schedule for the coming year.
More information to follow; stay tuned on chimneyhill.com.