

The Chimney Sweep | *A Publication of the Chimney Hill Owners Association, Inc.* | **Winter-Spring 2011**

IN THIS ISSUE

A Message from Gene Clark

Seasonal Reminders

Summer Winners & Winter Events



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

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

As I write this message and see flakes of snow falling outside my window in Chimney Hill it is a stark reminder that the winter weather is here. Hopefully you have all gotten your yard work done, boats and summer gear in storage and dusted off your skis, boards, snowshoes and snowmobiles for the fast approaching season.

It is also a time to remember to subscribe to our winter services, if you have not done so already, as these non-assessment revenues account for approximately half of our yearly operating budget, essential to the operation of our association and its financial stability. We have not been by-passed by the recession and financial concerns of all of us. Last year's passage of the changes to our Covenants did allow us to increase our assessments to reasonable levels and assist in the continued funding of our reserves. These additional funds assisted us in needed improvements to our infrastructure and facilities which will assure maintaining and hopefully, enhancements of all our property values.

This past spring we conducted an energy audit of the Clubhouse and recently completed the recommendations indicated in the audit (we will receive some rebates to help offset our costs) all of which should lower our energy consumption and cost associated with the operation of this building. We also replaced all the carpeting in the Clubhouse, including the indoor pool area, replaced the tables and chairs in the great room, renovated the changing rooms and replaced the indoor pool viewing area Plexiglas with safety glass. We also resurfaced the Clubhouse tennis court and made repairs to the Duck Pond and Birchwood courts.

Our Maintenance department was very busy replacing over 2,800 feet of main water line, completing our Tank # 2 project (new 100,000 gallon concrete storage tank), supervision of the B-Well pump test to increase our approved source yield and the supervision of drilling a new well to increase our source yield for the main hill. These last two items were required by the state to assure adequate Maximum Day Demands placed on our system and to assure adequate water sources for any future construction. Our water system remains our top priority and I am pleased to report that all of our required water quality testing has been completed and no issues have been reported. We also had a Water System Sanitary Survey conducted by the State of Vermont Water Supply Division and passed with flying colors. We are anticipating renewal of our Operating Permit this winter which will be good for three years. Our staff also made renovations to our Birchwood skating hut and enhancements to our trail system along with their regular duties of common area maintenance, rubbish collection and other owner service requests.

Our summer season was one to remember on the hill. The weather was warm (but not too hot) and the evenings

continued on page 2

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

were cool. We held three major events this past summer and fall; our 4th of July events and pot luck dinner, Labor Day BBQ and Auction and our annual Halloween/Oktoberfest Bash held on Columbus Day weekend. These, and our planned winter events, are the result of the volunteer efforts of our "Keep the Events Alive" committee, staff, and the generous donations of our members. The money raised this year through donations and our Labor Day Auction will assure our event schedule for the coming year. I for one feel that these types of events are important to our association as they are some of the only times when we can all meet to socialize throughout the year. Our Holiday Party Gift Giving Gamble is scheduled for January 1, 2011 and I hope you will be able to attend. More on this activity and others can be found in this issue of the Chimney Sweep.

I would like to take this opportunity to thank all the volunteers who served on all our association committees this past summer and of course our hard working and devoted Board of Directors. A special thank you goes out the Landscape Committee who planted and maintained the numerous sign plaza flower boxes located throughout Chimney Hill; I am sure you will agree they were a nice and colorful addition to the hill. Committees are always looking for members, a stepping stone to the Board of Directors, a great way to meet your fellow owners and give back to your association.

On behalf of the Board of Directors and staff I would like to wish all of you a safe and enjoyable holiday and winter season.

Gene



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 3
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.

EXECUTIVE DIRECTOR'S **MESSAGE**

KENNETH B. **SPICER**
Executive Director

Volunteer for an Association Committee

Committees are an important part of our association operations. Committee members help keep our community vibrant; and, by augmenting paid staff, they save the association thousands of dollars each year. The association just wouldn't be what it is without our active and effective committees. They deserve our sincerest thanks.

However, to be successful, our association needs to cultivate fresh ideas and encourage additional resident involvement in our committees; so, we'd like your help on one of our committees.

Committees give the board a way to gather information, offer new ideas and opinions and provide a training ground for future board members. All committees are advisory to the board unless given specific decision-making authority by the board or our Covenants.

The board provides each committee with a job description, goal and mission statement to help it succeed as a community resource.

Our association has three basic types of committees:

• Administrative committees, like our Architectural Control committee, are set out in our association's bylaws. They are ongoing, permanent and often have clearly defined power and authority.

• Standing committees, such as our Landscape and Clubhouse committees, are established by the board for an ongoing and specific purpose. These committees generally make recommendations to and act under the supervision of the board.

• Ad-hoc committees such as last year's Covenant Reform Committee, are established by the board as needed for specific projects and tasks. When the task is complete, the committee is disbanded.

So, if you're thinking about running for the board and want to learn a little more about association operations first, or if you're interested in helping improve your community or just want to get out and meet neighbors, we would be thrilled to talk to you about our committees and how you might be able to help. Contact any member of the board or call me, Ken Spicer, for more information on how you can join those who serve our Association.

Ken

Just So You Know

Chimney Hill has been exploring alternative sources of energy as well as attempting to locate a cell tower on Chimney Hill property. We have been working with Alteris Renewables for the feasibility of both wind and solar power generation. We have submitted application (no cost to CHOA) to get into the state's queue for sighting of two wind turbines that would generate power back to the grid. We have a very good site (according to Alteris) at the top of Chimney Hill which could be developed by an independent contractor and CHOA would receive monies for leasing the land. We have also investigated solar but it is cost prohibitive at this time and siting is difficult.

We have also submitted application to the Vermont Telecommunications Authority to try and bring a cell tower to Chimney Hill. They are the clearing house for companies coming into the state that wish to locate a tower. We have given them our GPS locations for numerous sites within Chimney Hill, access criteria and location of the nearest power.

Chimney Hill completed an energy audit at the Clubhouse this past summer by Jon Albee of Home Energy Consulting. Based on this audit the Board approved expenditures to complete the work recommended in the Audit. This past fall Eco Insulation, LLC completed the recommended improvements and enhancements to the Clubhouse and we are confident that, based on these upgrades, our utility costs will decrease and we are expecting a five year payback on our upgrade costs. We will also be receiving rebates and should realize some tax incentives for this work.

We were very pleased with the work of both Home Energy Consulting and Eco Insulation. If you are considering an energy audit, insulation work to your home or want more information on what is involved they can be reached at: Home Energy Consulting, Jon Albee, (802) 688-8386, email: jon@getoffyourgrid.com. Eco Insulation, LLC, Rich Colgan, (802) 375-6175, email: builder@svcable.net.

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 $1,500.00 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.

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

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

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 - Winter Only
11/01/10 – 04/30/11 ..... $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.

PLEASE **POST**

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.

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

Winter: 12/20/2010 - 4/10/2011

Monday:	4:00 pm	to	9:00 pm
Tuesday & Wednesday:	CLOSED		
Thursday:	4:00 pm	to	9:00 pm
Friday:	4:00 pm	to	10:00 pm
Saturday:	11:00 am	to	10:00 pm
Sunday:	11:00 am	to	9:00 pm
Holiday Weeks* (Daily)	11:00 am	to	10:00 pm

*12/26/10 - 1/2/11 & 2/20/11 - 2/27/11

Winter Office Hours

Winter: 12/20/2010 - 4/10/2011

Saturday - Thursday: 9:00 a.m. to 5:00 p.m.
Friday: 9:00 a.m. to 9:00 p.m.

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

NEW **OWNERS**
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!

Robert & Melissa Auletti, Rockville Centre, NY, #573 & 574, Reservoir Lane, **Gary & Patricia Bragar,** Hampton, NJ, #680, Outer Limit Road, **Tracey Jackson & Daniel Erdo,** Redding, CT, #C-167, Abbie Lane, **Alexander and Annette Gabriel,** Patterson, NY, #347, Snowshoe Road, **Jeffrey & Jennifer Holmes,** Congers, NY, #A-66, Fischer Lane, **Steven & Cheryl Kahn,** Putnam Valley, NY, #A-53, A-52 & A-54, Blackberry Lane, **Peter Kruskopfs & Gabriella Azzarone,** New York, NY, #A-73, Woodchuck Lane, **Andrew & Kathleen Morrissey,** Naugatuck, CT, #646, Twin Brook Rd., **Robert & Denise Sevigny,** Moodus, CT, #136 & 137, Big Bend Loop.

ANNUAL CHIMNEY HILL HOLIDAY GET-TOGETHER

SATURDAY, JANUARY 1, 2011 7:00 P.M. AT THE CLUBHOUSE

What better way to celebrate the holidays than at the Chimney Hill Clubhouse? A holiday movie will be shown, and back by popular demand, our fourth annual "Gift Giving Gamble." Kids gift giving gamble begins at 7:00 p.m., adults at 8:00 p.m. Holiday cheer will be supplied by Chimney Hill for young & old. Please bring an appetizer and/or dessert to feed 8-12 people, and a non-perishable food item for the local food pantry.

Gift Giving Gamble Rules of Play: (entry is optional)
1. To enter and be part of the game, bring a new wrapped gift (up to $10 value) (kids gift for kids gamble, adult gift for adult gamble.)
2. At the start of play, each person that entered will receive a number.
3. The game will start with all gifts in a pile.
4. The person with ticket #1 chooses & unwraps a gift.
5. Player (ticket #2) has the option to take #1 gift or choose from the pile.
6. If Player #2 takes Player #1's gift, then Player #1 selects and unwraps another gift.
7. Player #3 can take either Player #1 or #2's gift...or select their own to unwrap.....and the cycle continues until the last player has the pick of all!

KEEP THE EVENTS & ACTIVITIES **ALIVE**

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

SNOWMOBILE **INFORMATION**

CLIP & POST IN YOUR CHIMNEY HILL HOME AND SUPPLY TO YOUR RENTERS AND GUESTS

TRAIL USE AND SNOWMOBILES

Following is a brief overview of snowmobile operation in Vermont and Chimney Hill. Please note that laws for the operation of snowmobiles in Vermont change periodically. For complete information concerning Vermont snowmobile laws, requirements and fines and penalties please visit the Vermont Association of Snow Travelers (VAST) website: www.vtvast.org.

For information on the local snowmobile club, Deerfield Valley Stump Jumpers, please visit their website: www.dvsj.com or call: (802) 464-0042.

All snowmobiles used in the State of Vermont (and Chimney Hill) must have the following (violators are subject to a $ 269 fine per machine):

- Current registration in any state or province
- Trail maintenance assessment (TMA) decal
- Vermont snowmobile club membership (the local club is the Deerfield Valley Stump Jumpers).

PROOF OF INSURANCE

Effective September 1, 2003 - all individuals operating a snowmobile, in Vermont on the statewide snowmobile trails system, shall have a liability insurance policy or bond in the amounts of at least $25,000 for one person and $50,000 for two or more persons killed or injured and $10,000 for damages to property in any one accident. In lieu thereof, evidence of self-insurance in the amount of $115,000 must be filed with the commissioner. You must carry proof of insurance and show it upon demand.

The fine for failure to carry required liability insurance is $ 616.00

Vt. State registrations and/or VAST trail passes are available at the Stump Jumpers club trailer located at the intersection of Routes 9 east and 100 south. VAST trail passes only are available at: Horizon Inn (Rt. 9 east), Triple Tree Lodge (Rt. 100 north) and the Vintage Motel (Rt. 9 west). Please note that insurance is not available at these locations and must be obtained privately.

All snowmobilers must be responsible riders

- Stay on marked trails
- Obey posted signs
- Keep speed to a “reasonable” limit
- Keep noise to a minimum
- Do not litter the trail system (always take out more than you bring in)

All snowmobilers must observe the “curfew” system within the Deerfield Valley, 11:00 pm except:

- You may only ride between 8:00 a.m. and 9:00 p.m. on trails noted below (this also applies to all Chimney Hill non-VAST trails)
- Wm4 to downtown Wilmington
- Chimney Hill VAST trail

- By law, persons born after July 1, 1983 must complete a Vermont safety course for snowmobiling. Information can be obtained at the following web address: dvsj.com or vtvast.org.
- Children ages 12 – 16 cannot cross a town or state road/highway.
- Children under the age of 12 must be accompanied by an adult.

(continued)

SNOWMOBILE **INFORMATION**

- All snowmobilers must wear a helmet when riding on Chimney Hill and VAST trails.
- Chimney Hill has emergency parking areas throughout the hill. These areas can be used for temporary snowmobile trailer parking; 48 hour maximum. The following emergency parking areas have direct access to the Chimney Hill and/or VAST trail system: Binney Brook Road and the Birchwood recreation area.
- You must notify the Chimney Hill office at (802) 464-2181 if you plan to use the temporary parking areas for more than 12 hours. Snowmobile trailer parking is not allowed at the Clubhouse parking lot or office parking lot.

SPECIAL NOTES:

- Snowmobiling and snowmobiles are not permitted on the skating rink located in the Birchwood recreation area at any time.
- Although all trails in Chimney Hill are designated as multiple use (this includes the VAST portion) some areas and trails are for non-motorized use. These areas include a new large portion of property bordered by Haystack Road and Route 9. These areas are clearly marked as non-motorized.
- Violators of the above special notes will lose their rights to operate a snowmobile in Chimney Hill for one year.

SNOWMOBILE USE OF TOWN OF WILMINGTON ROADS WITHIN CHIMNEY HILL WINTER SEASON 2010/2011

The following roads and sections of roads have received approval from the Town of Wilmington to allow access to the VAST and/or Chimney Hill trail system, only. Roads within Chimney Hill not specified below are prohibited for snowmobile use. Snowmobile speed must not exceed 10 MPH; you must travel on the edge of the road as close to the snow bank as possible, you are not allowed to travel down the middle of the road. Disregard for these rules and regulations may jeopardize future approval. Thank you for your cooperation and compliance.

Rock Split Way: in its entirety.
Upper Dam Road: from Rock Split Way to National Forest trail head access.
Upper Dam Road: from Shincracker Way to access trail at # 445 Splatter Foot Close.
Splatter Foot Close: in its entirety to access trail at # 445 Splatter Foot Close.
Twin Brook Road: from lot # 648 to Chimney Hill Road.
Beebe Road: from lot # B-34 to West Road.
West Road: from Beebe Road to Birch Loop.
Bullet Hole Road and K-Loop: from lot # 12 to Pond Loop.
Pond Loop: from Bullet Hole Road to Choa trail.
Spruce Grove Road: from lot # 312 to Chimney Hill Road/Chimney Hill trail (note: snowmobiles must get onto the Chimney Hill trail prior to Chimney Hill Road and are not allowed in or near the intersection of Spruce Grove Road and Chimney Hill Road.
Town Farm Road: from Valley View to Haystack Road.
Big Bend Loop: from lot # 189 along road in a south westerly direction to the Choa trail and from lot # 424 along road in a south easterly direction to Chimney Hill Road, four feet from plowed portion of road, to Choa trail (note: use of north end Big Bend Loop corner is not permitted).
Low Land Loop: in its entirety to trail access across from lot # C-200 (note: intersection of Low Land Loop and East Brook Crossing is not permitted).
East Brook Crossing: from area just beyond access driveway for the Chimney Hill C-section pump house to VAST trail head access.
East Brook Crossing: from lot # C-201 to Open Meadow Lane to allow access to trail

SEASONAL **REMINDERS**

ARRIVAL SERVICES

Arrival services can make your visit to your Chimney Hill home a little bit nicer. Walk into a lit, heated home and start your stay the right way—no more whining about the cold house or fumbling for keys in the dark. Just give the CHOA office a call 24 hours prior to your arrival and let us know how to set the heat and which lights to turn on. It's that easy. We will bill you $25 per service. Please note: CHOA will not turn on water or hot water heaters. This service is for owners only and is not to be used as a rental service for owners' tenants. If walkways or access to your home is not cleared, arrival services may not occur. Call the CHOA office at (802) 464-2181 for more information or to request an arrival service. You'll be glad you did!

HELP US HELP YOU

If you subscribe to our plowing service and are coming up to your Chimney Hill home during a midweek, please give the CHOA office a call and we will make sure your driveway is taken care of before you get here. During snow storms that occur midweek, we try to take care of those that are already on the Hill, and if time allows, we begin to plow other drives. However, if you let us know you will be coming up, we will make sure you are plowed. Many owners called us last year to let us know their intended schedule, and it worked out great for all concerned. There is no need to call us if you are not coming up midweek, as we will get your drive done by the weekend.

PREPARE FOR WINTER NOW

• Snowfall and plowing can build up and cover your above-ground LP tanks and access points. Buried unmarked tanks can cause catastrophic results if hit by vehicles, plows or bucket loaders. LP delivery personnel will not fill tanks if they are buried under snow or if access is unobtainable. Please mark (flag) your tanks before the first snowfall with a pole or by other means that will be visible at least 8 feet above ground level and keep a path shoveled to your tanks. Short reflector markers do not do the trick and are usually covered with the first storm.

• Many of you have crawl spaces that have circulation vents. Now is the time to make sure these vents are closed and securely insulated. Crawl space heat should also be installed or turned on in anticipation of colder weather.

• Now is the time to set your heat for the winter season. Cold weather is here, and it does not take long to freeze pipes. Heat should be set at a minimum of 50 degrees in any areas that water piping is present, i.e. bathrooms, utility rooms, washer/dryer areas and kitchens. We also recommend opening under-sink cabinets to allow air flow and heat to get into these areas. Setting your heat at lower temperatures does not save money as it takes longer to warm up the home, resulting in more energy use.

• Many owners have installed alternative heating to augment their electric heat, such as direct vent propane heaters. However, this does not mean that the electric heat or other heating sources should be turned off. If the alternative heat fails and the other heating source is off, your home will freeze. If you have electric heat and an alternative heat source, you should always set both systems in case of failures. For example, set your alternative at 50 degrees and your electric at 48 degrees. This way your electric heat will not come on unless your propane heat fails.

• Turn your water main off whenever you leave your home for an extended period of time. A power outage or heating system failure will freeze pipes very quickly, resulting in damage to your home and water loss to Chimney Hill. If your water main shutoff is hard to get to, electronic gate switches can be installed at a reasonable cost. These switches are similar to light switches and can be located anywhere in the home (most owners locate them by the front door, turning it off as they leave.) Call Chimney Hill for contractors who install these switches.

• Now is a good time to replace your water filter. Although Chimney Hill is proud of its water quality, filter elements should be changed every six months. While you are at it, change your smoke detector batteries as well.

SEASONAL **REMINDERS**

CHECK YOUR ROOF

Snow buildup on roofs can lead to water damage and costly repairs. During the winter, snow can build up on your roofs (especially the north side of your home) and with thaws and freezes can create ice dams that back up water on your roof which will find its way under shingles, around chimneys and other areas of your roof. The resulting water, if un-checked, can cause structural and water damage to the inside of your home. To help prevent buildup and ice dams from forming, remove snow buildup from your roof (especially the eaves) on a regular basis. You can also install heating elements along the eaves that channel water off the roof. Snow roof rakes can be purchased locally and, if your roof is not too high, are very effective in removing snow without the need for a ladder. The best maintenance is to hire a professional who has the equipment to remove the snow without damaging your roof.

WINTER PARKING REGULATIONS

Chimney Hill can be difficult to navigate during winter storms. Although we are pleased with the snow removal service of both the town and our staff, difficulties do arise. To help with the snow removal process and emergency access, your help is also required. Following are rules and regulations for winter parking and emergency parking in Chimney Hill:
1) Parking in roads, town and Chimney Hill, is prohibited at all times. Vehicles parked in roads will be towed at owner's expense.
2) Emergency parking areas are available for short term parking. They are situated throughout Chimney Hill and allow for 48 hour emergency parking only. See Chimney Hill map for locations of emergency parking areas.
3) Emergency parking of vehicles or trailers is not allowed at the Clubhouse parking lot.
4) If vehicle is stuck, owner/operator should leave information on the vehicle where owner/operator can be contacted (a local number) or contact the Chimney Hill office for assistance. Chimney Hill does not supply a towing service but can help in supplying names of towing services.



CHIMNEY HILL PLOWING PROGRAM & RUBBISH REMOVAL REMINDERS

• Have patience; if it's snowing we are plowing. All driveways cannot be plowed at the same time. Calling the office will not get your driveway done any faster. Our crew works on a rotating schedule that allows them to get driveways done in the quickest possible time. Someone has to be first, someone last; it's not personal.
• During major storms we will plow driveways enough to get your vehicle off the roads. When we have opened up all driveways, we will be back to clean up your driveway. Depending on the storm, this may take a day or two.
• Snow sometimes has a mind of its own. Our crew will make every attempt to plow away from your walkways. However, this is not always possible based on the configuration of the driveway, the type and amount of snow that is falling and where vehicles are parked.
• Park vehicles and snowmobile trailers in a manner that allows for plowing. Our crew cannot plow driveways when vehicles or trailers are parked at the end or in the middle of driveways. If a storm is brewing, back into your driveway; this will make for an easier departure. We will no longer be beeping horns or calling owners who have blocked driveways. This is very time consuming and delays our crew from getting to other driveways. Keep an eye out for the plow truck; when you see it, motion to the driver that you will be out to move the vehicle.
• Don't leave extra vehicles in your driveway during a storm when you will be away from your home. Park these extra vehicles in one of the many emergency parking areas throughout the Hill. Plowing with vehicles in the driveway poses a collision issue for your vehicles and our plow trucks, as well as a safety issue for our employees. If the employee feels that the vehicles or their safety are at risk, the driveway will not be plowed until the vehicles are moved.
• Winter rubbish pick-ups are on Mondays. Please make sure all rubbish is placed in tied plastic rubbish bags and put in rubbish bin. Rubbish bins must be shoveled out for rubbish to be picked-up; no shovel, no pick-up.
•Remember, patience is the key word. Our staff is here to assist you in any way humanly possible. Yelling at our staff will not get your driveway plowed any quicker. We will treat you like a family member if you treat us the same, and remember, we can't control the weather.

AND THE WINNERS **ARE**

Thanks to the "Keep the Events Alive" donations from our owners and the volunteers' efforts of the Committee and Board volunteers we were able to have a full slate of events and activities for both young and old this past summer and fall. Following is a list of the winners:

July 4th Weekend:
Fishing Derby: Girl's Largest and Smallest Fish, Bailey Roberts, Boy's Largest and Most Fish, Keith Gernert, Boy's Smallest Fish, Aidan Mazzitelli.

Soccer Shoot Out: Girls, 1st Place – Jenny Mears, 2nd Place – Bailey Roberts, 3rd Place – Siena Small. Boys, 1st Place – Ben Riela, 2nd Place – Macklin Berry, 3rd Place – Chad Anderegg.

Water Balloon Skee Ball: Youth, 1st Place – Julia Bartie, 2nd Place – Lindsey Forsey, 3rd Place – Sophie Ackert. Adult, 1st Place – Susan Mazzitelli, 2nd Place – Julie Burr, 3rd Place – Rich Forsey.

Basketball Free Throw/3 Point Contest: Girls, 1st Place – Michaela Forsey, 2nd Place – Sophie Ackert, 3rd Place – Amanda Milot. Boys, 1st Place – Kyle Torre, 2nd Place – Ben Riela, 3rd Place – Andre Robinson.

Adult Horseshoes (2 person teams): 1st Place – Jim McConnell and John Litwin, 2nd Place – Jim Bartie and Liam Bartie, 3rd Place – JP Milot and Tom Enright.

Adult Bocce (2 person teams): 1st Place – Bailey Roberts and Kim Roberts, 2nd Place – Blake Roberts and David Roberts.

Labor Day Weekend:
Youth Fishing Derby: Girls – Largest Fish, Paige BelCastro, Smallest Fish, Bailey Roberts, Boys – Largest Fish, Matthew Rojas, Smallest Fish, Nicholas Berger.

Youth Water Balloon Skee Ball: Girls – 1st Place, Lindsey Forsey, 2nd Place, Michaela Forsey, 3rd Place, Sofia Levesque Boys – 1st Place, Andrew Toto, 2nd Place, Tim Woodard, 3rd Place, Nick Berger.

Adult Shuffle Board: 1st Place, John McDonald and Greg Visintin, 2nd Place, Tom Coffey and Patrick Coffey, 3rd Place, Jim Bartie and Liam Bartie.

Adult Bocce: 1st Place, Anna Cavalli and Elke Kohler, 2nd Place, Mike Mezzanotte and Rich Forsey, 3rd Place, Tom Coffey and Patrick Coffey.

Horseshoes: 1st Place, Mike Mezzanotte and Rich Forsey, 2nd Place, Jim Bartie and Liam Bartie, 3rd Place, Colin Burr and Mark Levesque.

Halloween Bash/Oktoberfest
Our Annual Halloween/Oktoberfest party was the best attended yet with over 100 kids participating in the Halloween costume party earlier in the evening. Special thanks to Sue Ennis and Deb Woodard for assisting in all aspects of this event including the Costume March and awards, pumpkin decorating and goodies.

Our Adult Oktoberfest Party and Chili Cook-Off competition was also very well attended. Competition for the best Chili (and bragging rights for the year) was fierce, following are the winners:

1st Place Judges Award and Peoples Choice Award: Jim McConnell and John Litwin for "10 Pepper Firecracker Chili"

Runner-Up Judges Award and Peoples Choice Award: Scott Furr and Pam Swain for "Funaro Special Chili"

REAL ESTATE **CORNER**

Many of you who have purchased a Chimney Hill home these past 18 years probably purchased your home from **Linda Brophy,** Chimney Hill Real Estate, Corp. After all these years Linda has decided to cut back a little and spend more time with her husband Peter. Linda was not "officially" a Chimney Hill staff member but was always willing and able to step in assisting the office staff where needed and volunteering for events and activities. Linda always represented Chimney Hill and Chimney Hill Real Estate in a professional and personal manner that made people feel right at home and convinced that Chimney Hill was the right choice for their vacation or primary home. Over the years not only have I appreciated all that Linda has done for Chimney Hill Real Estate (and the Association) but I have valued hers and Peter's friendship even more. Again, Linda is not leaving but will be relegating her duties to more of a part time agent.

What now? I am pleased to report that **Donna Roemmelt** will be taking over many of the listing and sales duties for Chimney Hill Real Estate. Donna is a licensed Real Estate Broker who has worked for many years in our local community in the real estate industry; most recently for Meg Streeter Real Estate in Wilmington. Donna has lived in the Wilmington community for the past 12 years with her husband Chris and three daughters. Donna currently serves as the President of the Southern Vermont Board of Realtors and is also a member of the Vermont and National Boards of Realtors. Donna is a current member and past Vice President of the Deerfield Valley Rotary Club and has served as trustee for the Deerfield Valley Farmers Day Fair.

Donna is a Long Island native, living in Glen Head, NY prior to moving to Vermont. Donna attended universities in Washington DC and on Long Island, holding degrees in Business Administration and a BS in Economics. Donna's extensive experience and knowledge in both the primary and second home markets throughout the Deerfield Valley is a welcome addition to Chimney Hill Real Estate Corp. and enables her to competently satisfy the needs of our real estate customers and clients. Donna can be reached at Chimney Hill Real Estate Corp. (802) 464-3239 or by email: droemmelt@chimneyhill.com.

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.



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.