Blue Mountain Property Owners Association Community Guide

BMPOA Board of Directors

2025

# Blue Mountain Property Owners Association

Community Guide

2025 Edition

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# Chapter I: Welcome to Blue Mountain

## About Our Community

Welcome to Blue Mountain Property Owners Association (BMPOA), a unique mountain community nestled in the beautiful Shenandoah Valley of Warren County, Virginia. Our community, established in the late 1950s, offers a perfect blend of natural beauty, privacy, and neighborly connection.

Blue Mountain began as a vacation retreat for Washington D.C. area residents seeking respite from city life. Today, we are home to both full-time residents and weekend visitors who share a common appreciation for our mountain's natural beauty and tight-knit community spirit.

### Our Mission

The Blue Mountain Property Owners Association exists to:

* Maintain and improve community infrastructure
* Preserve the natural beauty of our mountain environment
* Foster a sense of community among property owners
* Ensure the safety and well-being of all residents
* Protect property values through thoughtful governance

### Community Values

**Respect for Nature:** We are stewards of this beautiful mountain environment and work to preserve it for future generations.

**Good Neighbors:** We value privacy while maintaining a friendly, helpful community atmosphere.

**Responsible Development:** We balance property rights with community standards to maintain our mountain's character.

# Chapter II: Governance

## Board of Directors

The Blue Mountain Property Owners Association is governed by a nine-member Board of Directors consisting of five officers and four directors-at-large. Board members are elected by property owners and serve two-year terms.

### Current Board Members

2025 Board of Directors Contact Information

| Position | Name | Phone | Email |
| --- | --- | --- | --- |
| President | John Smith | (555) 123-4567 | president@bmpoa.org |
| First Vice President | Jane Doe | (555) 234-5678 | vicepresident@bmpoa.org |
| Second Vice President | Robert Johnson | (555) 345-6789 | vicepresident2@bmpoa.org |
| Secretary | Mary Williams | (555) 456-7890 | secretary@bmpoa.org |
| Treasurer | David Brown | (555) 567-8901 | treasurer@bmpoa.org |

### Committees

The following committees support the Board in managing community affairs:

| Committee | Chair | Contact |
| --- | --- | --- |
| Roads Committee | Michael Robinson | bmpoaroads@gmail.com |
| Architectural Review | Sarah Wilson | architecture@bmpoa.org |
| Social Committee | TBD | social@bmpoa.org |

# Chapter III: Community Life

## The Lodge

**Location:** 540 Cliff Road, Linden, VA 22642

The Lodge serves as our community center and is available for rental by property owners in good standing. This beautiful facility features:

* Main hall with capacity for 80 people
* Full kitchen facilities
* Stone fireplace
* Restrooms
* Wi-Fi internet access
* Tables and chairs
* Beautiful mountain views

### Lodge Rental Guidelines

* Events must end by 11:00 PM
* No smoking inside the facility
* Security deposit required
* Cleaning checklist must be completed
* Contact secretary@bmpoa.org to reserve

## Deer Lake Recreation Area

**Location:** 3367 Blue Mountain Road, Linden, VA 22630

Our private recreation area features:

* Sandy beach area
* Swimming dock
* Picnic tables
* Fishing areas
* Nature trails

### Deer Lake Rules

**Important:** No lifeguards on duty - swim at your own risk

* Recreational Area Pass required
* Children under 16 must be accompanied by an adult
* No glass containers
* No motorized boats
* Dogs restricted during summer season (Memorial Day - Labor Day)
* Operating hours: Dawn to dusk

# Chapter IV: Safety & Emergency

## Emergency Contacts

**EMERGENCY - DIAL 911**  
For all life-threatening emergencies

### Important Non-Emergency Numbers

| Service | Phone Number |
| --- | --- |
| Warren County Fire & Rescue | (540) 636-3830 |
| Warren County Sheriff | (540) 635-4128 |
| Virginia State Police | (540) 829-7771 |
| Warren Memorial Hospital | (540) 636-0300 |
| Poison Control | 1-800-222-1222 |
| Rappahannock Electric (Outages) | 1-800-552-3904 |

## Fire Safety

Blue Mountain is designated as a HIGH FIRE RISK area. All property owners must:

* Maintain defensible space around structures
* Follow the 4 PM Burning Law during fire season
* Never leave fires unattended
* Have fire extinguishers readily available

### Evacuation Routes

Know your evacuation routes BEFORE an emergency:

1. **Primary Route:** Blue Mountain Road to Howellsville Road
2. **Secondary Route:** Freezeland Road south to Linden

# Chapter V: Services

## Waste Management

### Private Trash Services

| Service | Contact | Phone |
| --- | --- | --- |
| Skyline Trash Service | Robert Lillard | (540) 974-9418 |
| Freedom Disposal Services | Main Office | (540) 631-3467 |

### County Convenience Sites

**Hours:** Tuesday-Saturday 7AM-7PM, Sunday 9AM-5PM

* Route 522/340 Cooley - 10037 Winchester Road
* Linden - 2664 Dismal Hollow Road
* Shenandoah Farms - 47 Blue Mountain Road

## Internet Services

Available providers for Blue Mountain residents:

* **Xfinity/Comcast:** 1-855-399-1542 (Cable where available)
* **HughesNet:** Satellite internet
* **Viasat:** Satellite internet
* **Mobile Hotspots:** Verizon has best coverage

## Road Maintenance

BMPOA maintains most roads within the subdivision. State-maintained roads include Blue Mountain Road and Fire Trail Road.

**Winter Weather:** Salt use is PROHIBITED on gravel roads. Blue barrels contain gravel chips for traction.