

# Blue Mountain Property Owners Association Guide

## BLUE MOUNTAIN PROPERTY OWNERS ASSOCIATION

Your Complete Guide to Mountain Living in Linden, Virginia

A comprehensive resource for new and existing residents

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# I. GOVERNANCE & STRUCTURE

## A. BMPOA OVERVIEW

The Blue Mountain Property Owners Association (BMPOA) serves as the governing body for our mountain community. As a homeowner in Blue Mountain, you are automatically a member of this association, which is dedicated to preserving and enhancing our unique mountain lifestyle.

### *1. PURPOSE & MISSION*

As outlined in our bylaws, the purpose of the BMPOA is:

- To promote the health, safety, and general welfare of its members
- To preserve the natural beauty of the subdivision and its environment
- To assist members with matters relating to both internal roads and public roads
- To oversee community recreation facilities
- To enforce the Covenants
- To assist members with federal, state, and local matters affecting their property

## *2. LEGAL STATUS*

The BMPOA is a legally established non-profit organization incorporated under Virginia law. The Association operates according to its bylaws and the Blue Mountain Subdivision Declaration of Protective Covenants, Conditions & Restrictions, which run with the land and are binding on all property owners.

## *YOUR RELATIONSHIP WITH BMPOA*

As a Blue Mountain property owner, you are automatically a member of the Association. There are no additional dues required for membership, as community maintenance and services are funded through the Blue Mountain Sanitary District tax, which is collected with your Warren County property taxes.

## *3. MANAGEMENT STRUCTURE*

The BMPOA is managed by an elected Board of Officers and Directors who volunteer their time to serve the community. The Board consists of:

- Five Officers (President, First Vice President, Second Vice President, Secretary, and Treasurer)
- Four Directors-at-Large

All Board members are Blue Mountain property owners elected at the Annual Meeting for two-year terms.

## *BOARD ELECTIONS 2025*

The Board nomination window is currently open and closes at midnight, June 30th. All nine positions on the Board as well as two positions on the nominating committee are up for election at the annual meeting on August 17, 2025. Any property owner may run for any position on the Board.

## B. SANITARY DISTRICT EXPLAINED



### *1. WHAT IS A SANITARY DISTRICT?*

A Sanitary District is a special taxing district allowed by the Code of Virginia. It provides a mechanism for communities like ours to fund necessary infrastructure and services through a dedicated tax assessment on properties within the district.

#### *Key Benefit*

Our Sanitary District status ensures that all property owners, including developers, contribute fairly to the maintenance of our roads and community assets.

### *2. BLUE MOUNTAIN SANITARY DISTRICT*

The Blue Mountain Subdivision Sanitary District was created by Order of the Circuit Court of Warren County. By agreement with the Warren County Board of Supervisors, the BMPOA Executive Board serves as the managing agent of the Sanitary District.

### *3. HOW A SANITARY DISTRICT IS CREATED*

The Board of Supervisors of any county, upon the petition of 50 qualified voters of a proposed district, or if the proposed district contains less than 100 qualified voters upon petition of 50% of the qualified voters of the proposed district, may adopt an ordinance creating a sanitary district.

To approve, the Board of Supervisors must find that creation of the proposed district or enlargement of the existing district is:

- Necessary
- Practical
- Fiscally responsible
- Supported by at least 50% of persons who own real property in the district

#### *4. KEY BENEFITS OF SANITARY DISTRICT STATUS*

Our Sanitary District status provides numerous advantages:

- **Uniform Funding:** Establishes consistent fees throughout the entire subdivision
- **Reliable Collection:** Taxes are collected by the Warren County Treasurer's Office, ensuring a high collection rate
- **Tax Deductibility:** Sanitary district taxes may be deductible on federal income tax returns (consult your tax advisor)
- **Universal Participation:** All lots, including those owned by developers, are subject to the tax
- **Property Value Protection:** Unpaid taxes must be satisfied before property sales, protecting community resources
- **Disaster Relief Eligibility:** Qualifies the community for various state and federal disaster relief funds
- **Private Road Protection:** Sanitary district status does not affect the privacy of our roads or other amenities
- **Higher Collection Rate:** County collection fee is 5% plus \$350.00, much less than collection firms charge for delinquent accounts
- **Stability:** Can increase property values and improve the credit status of the district

#### *5. POWERS AND DUTIES OF A SANITARY DISTRICT*

The governing body of a sanitary district has the following powers and duties:

- To construct, maintain and operate water supply, sewerage, garbage removal and disposal, heat, light, fire-fighting equipment, power, gas, streets, parking lots, curbs, gutters, sidewalks, community buildings, community centers and other recreational facilities for the use and benefit of the public in such sanitary districts.
- To acquire by gift, condemnation, purchase, lease or otherwise the systems listed above.
- To levy and collect an annual tax upon all property in such sanitary district.
- To abate nuisances that may exist within the district.

#### *6. POTENTIAL DRAWBACKS*

While there are many benefits to sanitary district status, there are some considerations to be aware of:

- The Warren County Board of Supervisors must approve the annual budget, tax rate, and any building impact fees.
- If not operated properly, the County has the authority to step in and take over operations.
- Must follow County/State procurement requirements.
- Must have an annual audit performed.

### *BLUE MOUNTAIN IS ONE OF 13 SANITARY DISTRICTS*

Currently there are 13 sanitary districts in Warren County including Blue Mountain, Cedarville Heights, High Knob, Lake Front Royal, Linden Heights, Osprey Lane, Riverside, Shangri-La, Shenandoah Farms, Shenandoah Shores, Skyland Estates, South River Estates, and Wildcat Drive.

## **C. BOARD & COMMITTEES STRUCTURE**

### *1. BOARD OF DIRECTORS*

The Board of Directors consists of nine members, all of whom are Blue Mountain property owners:

- **President:** Oversees all Association operations and serves as the primary representative
- **First Vice President:** Assists the President and fills in when needed
- **Second Vice President:** Provides additional leadership support
- **Secretary:** Maintains records and handles correspondence
- **Treasurer:** Manages financial matters and reporting
- **Four Directors-at-Large:** Serve in various capacities as needed

### *2. COMMITTEES*

Several committees assist the Board with specific responsibilities:

- **Roads Committee:** Oversees road maintenance, improvement projects, and snow removal coordination
- **Architectural Review Committee:** Reviews building plans and enforces covenants
- **Social Committee:** Plans community events and activities
- **Public Safety Committee:** Addresses safety concerns, including fire prevention and emergency preparedness
- **Recreation Committee:** Manages recreational facilities including Deer Lake and the Lodge
- **Communications Committee:** Handles newsletters, website updates, and other communications
- **Firewise Team:** Coordinates with Virginia Department of Forestry on fire prevention efforts

### *3. VOLUNTEER OPPORTUNITIES*

All committees welcome resident participation! Volunteering is an excellent way to meet neighbors and contribute to the community. Contact the BMPOA Secretary at [secretary@bmpoa.org](mailto:secretary@bmpoa.org) if you're interested in joining a committee.

## **D. MEMBERSHIP & MEETINGS**

### *1. ASSOCIATION MEMBERSHIP*

As a Blue Mountain property owner, you are automatically a member of the BMPOA. Your membership begins when you purchase property and continues as long as you own property within the Blue Mountain subdivision.

#### **Membership Benefits:**

- Voting rights at Association meetings
- Access to community facilities (Deer Lake, Lodge, etc.)
- Participation in community events
- Road maintenance and snow removal services
- Representation on community matters with local government

### *2. BOARD MEETINGS*

The BMPOA Board meets monthly to conduct Association business. These meetings are typically held on the second Monday of each month at the Blue Mountain Lodge at 6:00 PM. All property owners are welcome and encouraged to attend.

### *UPCOMING MEETINGS*

Next Board Meeting: Monday, May 12th at 6:00 PM at the Blue Mountain Lodge

Following Board Meeting: Monday, June 9th at 6:00 PM at the Blue Mountain Lodge

#### **Meeting Structure:**

- Board meetings follow a standard agenda
- Minutes are taken and approved at subsequent meetings
- Property owners may address the Board during the designated public comment period
- Meeting dates and any changes are posted on the BMPOA website

### *3. ANNUAL MEETING*

The Annual Meeting of the Association is typically held in the summer and includes:

- Election of Board members
- Annual financial report
- Committee reports
- Discussion of major projects and initiatives

- Open forum for property owner questions and comments

The next Annual Meeting will be held on August 17, 2025. This meeting is important for staying informed about community matters and participating in the governance process. All property owners are strongly encouraged to attend.

## E. NEW HOME CONSTRUCTION REQUIREMENTS

### *1. PRE-CONSTRUCTION REQUIREMENTS*

Before applying for any building permit or zoning variance from Warren County, the owner must first notify the Chairman of the Architectural Review Committee (ARC) of his/her intent to make such an application. This includes applications made by a contractor or other agent on behalf of the owner.

The application for or receipt of a building permit or zoning variance does not eliminate the need to obtain the Association's written approval. Requests for approval shall be made in writing with return receipt requested.

Within thirty (30) days of receipt of the request, the Chairman of the ARC or their designee will provide written notification to the owner of:

- Approval
- Disapproval, including reasons therefore, or
- The need for additional information to support the request

If written notification is not provided within thirty (30) days of receipt of the request, the request will be deemed to have been approved.

### *IMPORTANT*

New construction shall not commence until the building site and detailed plans, including materials, and plans for tree removal have been approved by the Architectural Review Committee (ARC). Any deviation in approved plans may result in legal action.

### *2. BUILDING REQUIREMENTS*

- No structure shall be erected, altered, placed or permitted to remain on any residential lot other than: one detached, single-family dwelling; a private garage; an accessory building.
- Residences are to be constructed of such materials as to meld into the natural beauty of Blue Mountain. The exterior is to be of wood or wood-look materials, with a finish and colors compatible with the natural flora of Blue Mountain.
- The approved types of siding are wood siding such as cedar lap siding, fiber cement siding such as HardiPlank or other solid synthetic materials. Vinyl siding is not allowed nor will be considered.
- Solid log homes are acceptable as well.



- Colors chosen for all exterior exposures should be reflective of surrounding nature. Muted colors and greens, browns and tans are preferred. Bright, vibrant colors will not be allowed.
- It is strongly advised to use fire-resistant materials on exterior surfaces including the roof, siding, and decking.
- Buildings shall be built no closer than seventy-five (75) feet from the centerline of Route 638 and no closer than seventy (70) feet from the centerline of any internal road or right of way, twenty (20) feet from the side lines and twenty-five (25) feet from the rear line of any lot.
- New dwellings shall have approximately one thousand (1,000) square feet minimum of living space and manufactured homes must satisfy Class A design restrictive criteria.
- Any garage or accessory building must conform generally in appearance and material with the residence.
- During new construction trees felled will be staged on the property as to be unobtrusive or removed from the lot.
- Permanent outside toilet facilities shall not be constructed or maintained on any lot.

### *3. BUILDING ON AN UNPAVED ROAD*

The policy of the POA on undeveloped roads is that the developer of the lot(s) on an undeveloped road will be responsible for the construction of said roadway within the platted road easement. They will be required to build to BMPOA specifications and once constructed the POA will assume responsibility for maintenance.

The specifications are:

- The new roadway shall be positioned only within the previously surveyed roadway easement.
- The road bed shall consist of no less than 3" of compacted #3 gravel, and topped with a surface of compacted crusher run gravel no less than 2".
- It shall be ten feet in width between ditch lines or gravel edges.
- Cut in and graded or crowned so as to not allow rain water to collect or pool.
- Culvert pipes (12" minimum corrugated and double walled plastic) at low collection points.

### *4. FENCE REQUIREMENTS*

Before constructing a fence on any property, you must provide the detailed plans including design and materials to the ARC for approval. The only authorized fences are Split Rail fences.

### *5. FAILURE TO COMPLY WITH REQUIREMENTS*

If the Board, or its designated agents, determine that an owner is in violation of the requirements, the Board will notify the owner in writing of the violation and the action

which must be taken to correct the violation. After such notification of violation, the owner will:

1. Have sixty (60) days to complete the corrective action or,
2. Have twenty (20) days to submit an alternative plan to correct the violation, including an alternative timetable or, appeal in writing the determination of the Board.

If the owner fails to complete the corrective action specified by the Board, then the Board or its designated agent, may initiate legal action and request reasonable attorney's fees and court costs.

## II. A MOUNTAIN HOME



### A. COMMUNITY ORIGINS

Created in the late 1950's as a vacation community for Washington D.C. residents, Blue Mountain has become a mix of summer residents and families establishing year-round

homes. The area is known for its scenic overlooks and seasonal wildflowers as well as a peaceful and serene mountain getaway.

The Subdivision is a Sanitary District in Warren County and is managed by an executive board elected by the property owners.

### *1. HISTORICAL DEVELOPMENT*

Blue Mountain was developed in phases, with the initial roads and infrastructure laid out to maximize the natural beauty of the terrain. The Sanitary District was established to ensure ongoing maintenance of these private roads and community amenities.

Over the decades, the community has grown steadily, with a mix of year-round residents and weekend/vacation homeowners. Many of the original homes have been renovated and expanded, while new construction continues as remaining lots are developed.

### *2. COMMUNITY CHARACTER*

Since its inception, Blue Mountain has maintained a commitment to preserving its natural environment and fostering a strong sense of community. Unlike many modern subdivisions, Blue Mountain has retained much of its original wooded character, with homes nestled among mature trees on spacious lots.

The community's founding principles continue to guide its development, with an emphasis on:

- Respecting the natural landscape
- Maintaining privacy between homes
- Preserving wildlife habitat
- Creating a close-knit community through shared spaces and activities

## **B. SEASONAL AND PERMANENT RESIDENTS**

### *1. YEAR-ROUND RESIDENTS*

Many Blue Mountain homeowners live here permanently, including:

- Retirees enjoying mountain living full-time
- Professionals who commute to work in nearby areas
- Remote workers who can perform their jobs from home
- Families drawn to the natural setting and community atmosphere

Full-time residents form the core of our community's ongoing activities and often take leading roles in Association governance and committees.

### *2. WEEKEND AND SEASONAL RESIDENTS*

A significant portion of Blue Mountain homeowners use their properties as:

- Weekend retreats from urban areas like Washington D.C.

- Seasonal homes for different times of the year
- Vacation properties for family gatherings
- Future retirement homes

These residents add vibrancy to our community, especially during weekends and holidays when the mountain population swells.

## C. NATURAL BEAUTY & WILDLIFE

### 1. SCENIC VIEWS

Blue Mountain is known for its spectacular vistas, particularly:

- Sweeping views of the Shenandoah Valley
- Distant mountain ranges visible on clear days
- Dramatic sunrises and sunsets
- Star-filled night skies with minimal light pollution

Many homes feature decks or picture windows oriented to capture these views, creating ever-changing natural paintings throughout the year.

### 2. SEASONAL BEAUTY

Each season brings its own distinctive charm to Blue Mountain:

- **Spring:** Wildflowers carpet the forest floor, dogwoods and redbuds bloom, and birds return with their songs
- **Summer:** Dense, green canopies provide shade, while butterflies and hummingbirds visit flowering plants
- **Fall:** Spectacular foliage transforms the mountain with vivid reds, oranges, and golds
- **Winter:** Snow-covered landscapes create a serene atmosphere, and leafless trees reveal views normally hidden by foliage

### 3. WILDLIFE ENCOUNTERS

Blue Mountain hosts a remarkable diversity of wildlife. Common sightings include:

- White-tailed deer, often seen in small groups
- Wild turkeys strutting through the forest
- Black bears, particularly in spring and fall
- Red and gray foxes
- A wide variety of songbirds, woodpeckers, and raptors
- Box turtles, salamanders, and other amphibians

### 4. LIVING WITH BEARS

Black bears are part of our mountain ecosystem. To prevent unwanted encounters:



- Secure your garbage in bear-resistant containers
- Remove bird feeders when bears are active (April-November)
- Clean grills thoroughly after use
- Don't leave pet food outside overnight
- Never intentionally feed bears

### *BEAR SAFETY RESOURCES*

For more detailed information about living safely with black bears, visit the Virginia Department of Wildlife Resources website:

**[dwr.virginia.gov/wildlife/bear/living-with-black-bears/](http://dwr.virginia.gov/wildlife/bear/living-with-black-bears/)**

## III. WOOD-CHIPPING PROGRAM

### A. ANNUAL CHIPPING & FIRE MITIGATION

#### *1. FREE ANNUAL WOOD CHIPPING*

All property owners within the BMPOA Sanitary District are eligible for free wood chipping annually. This valuable service helps reduce fire hazards around homes while providing a convenient way to dispose of woody debris.

**FIRE PREVENTION BENEFIT:** Property owners are highly encouraged to participate in the cleanup as it helps reduce the risk and impact of fire events on our mountain. Removing dead branches, brush, and small trees creates defensible space around your home--one of the most effective wildfire protection strategies.

#### *2. PARTNERSHIP WITH VIRGINIA FORESTRY*

The wood-chipping program is conducted in partnership with the Virginia Department of Forestry as part of their wildfire prevention efforts. This collaboration reflects the recognition of Blue Mountain as a Wildland-Urban Interface (WUI) area where homes are interspersed with natural vegetation that can fuel wildfires.

Benefits of this partnership include:

- Access to professional equipment and expertise
- Cost-sharing that makes the program financially sustainable
- Educational resources on creating defensible space
- Follow-up assessments and recommendations

#### *3. CHIPPING SCHEDULE*

Wood chipping typically occurs in early spring to ensure that severe weather known to cause deadfall has passed. The process spans over a week and will be announced several weeks in advance on the website and community communications.

The timing is strategic to:

- Allow residents to clean up winter debris

- Prepare properties before spring growth begins
- Create defensible spaces before the spring fire season
- Accommodate both weekend and full-time residents

### *2025 SPRING CHIPPING DATE CHANGE*

The spring chipping date has been changed to April 30th, 2025. We are scheduling the chipping for the week of May 5th. To help us secure grant funding, please report your brush clearing hours or contractor payments to Patrick at [quietgeneral@yahoo.com](mailto:quietgeneral@yahoo.com).

Our Firewise team, Jim Cook ([jcook0313@gmail.com](mailto:jcook0313@gmail.com)) and Patrick Patton ([quietgeneral@yahoo.com](mailto:quietgeneral@yahoo.com)) are representing BMPOA in the Virginia Department of Forestry's (VDOF) USA Firewise program. With your help, they are working to get the maximum VDOF grant authorized for 2025.

## **B. BRUSH PILE GUIDELINES**

### *1. PREPARING YOUR BRUSH PILE*

Proper preparation of your brush pile is essential for efficient chipping. Follow these guidelines to ensure your debris can be processed:

#### **BRUSH PILE CHECKLIST:**

- Establish a brush pile within 6 feet of the roadside for easy access
- Place all cut ends facing the same direction, toward the road
- Keep pile height under 4 feet for stability and safety
- Do not include anything larger than 6 inches in diameter
- Limit branch lengths to 12 feet maximum
- Ensure piles are free of wire, nails, rope, and other non-wood materials
- Separate vines and thorny vegetation into a separate pile

### *2. MATERIALS NOT ACCEPTED*

- Lumber, treated wood, or construction debris
- Root balls with dirt and rocks
- Stumps and chunks of wood
- Grass clippings, leaves, or garden waste
- Household trash or non-vegetation items

**WORK DOCUMENTATION:** To support grant funding, please email Patrick with your name, address, and the date/date range of hours worked when creating those piles, or the date and amount paid to a contractor. Example activities include:

- Cutting and piling fire load
- Cutting dead trees
- Hiring workers with chainsaws and trucks to clear deadfall
- Piling brush beside the road

## C. WOOD CHIP ACCESS & DELIVERY

### 1. WOOD CHIP AVAILABILITY

The wood-chipping program generates large quantities of wood chips that are available to Blue Mountain residents at no charge. These chips can be valuable resources for:

- Landscaping and garden mulch
- Erosion control on steep slopes
- Path creation through wooded areas
- Suppressing weeds around ornamental plants
- Composting (when mixed with nitrogen-rich materials)

### 2. DIRECT DELIVERY OPTIONS

Surplus wood chips are typically available for delivery to your property during the chipping process, free of charge. When the chipping crew comes to process your brush pile, you can request that they leave the resulting chips rather than hauling them away.

**COORDINATE DELIVERY:** For more information or to arrange a wood chip delivery, please contact [jcook0313@gmail.com](mailto:jcook0313@gmail.com)

### 3. COMMUNITY ACCESS POINTS

Wood chips are also available at communal stockpile locations for any homeowners in need. These locations are accessible year-round, not just during the chipping season:

- **Lodge Parking Area:** A pile is maintained near the Blue Mountain Lodge at 540 Cliff Road
- **Dam Parking Area at Deer Lake:** Chips are available at the parking area near the dam

## IV. FIRE SAFETY & EMERGENCY PREPAREDNESS

### A. WILDFIRE RISK UNDERSTANDING

#### 1. FIRE SEASON

- **Spring Fire Season:** February 15 - April 30
- **Fall Fire Season:** October 15 - November 30
- Summer drought conditions can extend risk periods

#### BURN BAN INFORMATION

During designated fire seasons, Virginia law restricts open burning before 4:00 PM. All fires must be attended at all times and completely extinguished before leaving. Check with Warren County Fire & Rescue for current burn restrictions before burning anything outdoors.



## *2. UNDERSTANDING RISK LEVELS*

**High Risk Areas:** Steep slopes, areas with dense vegetation, properties with unmaintained defensible space, and homes with wooden decks/roofs are at highest risk.

**Moderate Risk Areas:** Properties with partial defensible space, some vegetation management, and homes with some fire-resistant features but remaining vulnerabilities.

**Lower Risk Areas:** Properties with well-maintained defensible space (at least 30ft), fire-resistant landscaping, and homes with fire-resistant roofing and construction.

## *3. COMMUNITY FIRE PREVENTION EFFORTS*

The BMPOA works with local fire authorities and the Virginia Department of Forestry to implement fire prevention measures:

- Annual wood-chipping program to reduce fuel loads
- Community-wide evacuation planning
- Educational programs on defensible space
- Participation in the Firewise USA program

## **B. EVACUATION ZONES & ROUTES**

### *1. EVACUATION ZONES & PRIMARY ROUTES*

#### **ZONE 1:**

- FAR VIEW, SHADY TREE, BLACK WALNUT: To Blue Mt Rd, then as directed
- BLUE MOUNTAIN RD, DOGWOOD BLOSSOM: To Blue Mt Rd, then as directed
- LITTLE INDIAN, LONESOME PINE, WOODCHUCK: To Blue Mt Rd, then as directed
- HAWK HILL, LOST CREEK: Old Sawmill to Blue Mt Rd, then as directed
- MOONSHINER, OLD SAWMILL: Old Sawmill to Blue Mt Rd, then as directed

#### **ZONE 2:**

- BLOOD ROOT, FERN TRAIL, JASPER: Old Sawmill to Blue Mt Rd, then as directed
- MOCKINGBIRD, SPRING HILL, MOSSY ROCK: Spring Hill to Blue Mt Rd to Freezeland
- PEE WEE: Uphill to Blue Mt Rd, L to Freezeland
- ROCKY BOULDER, ROCK SPRING: Uphill to Firetrail, R to Freezeland
- INDIAN PIPES, PARADISE, WOODHAVEN: Fire Trail, R to Freezeland

#### **ZONE 3:**

- BLUE MOUNTAIN RD: Uphill on Blue Mt Rd to Freezeland
- CHIPMUNK TRAIL: Cliff to Blue Mt Rd, R to Freezeland

- CLIFF: Down to Blue Mt Rd, R to Freezeland
- HENRY, OLD DOMINION: Down to cliff, R to Blue Mt Rd, R to Freezeland
- TRILLIUM TRAIL: Up to Blue Mt Rd, R to Freezeland

#### **ZONE 4:**

- ALLEGHENY, HIDEAWAY, OLD BEACON: Freezeland Rd to Linden
- PEACEFUL, FREEZELAND RD: Freezeland Rd to Linden

#### **ZONE 5:**

- BLUE MOUNTAIN RD, OLD LINDEN: Uphill or downhill as directed
- SCARLET TANAGER, WOODPECKER: To Blue Mt. Rd, then as directed

#### *IMPORTANT EVACUATION GUIDELINES*

- You do not need to wait for official notices to evacuate if you feel unsafe
- Always follow directions from law enforcement and fire personnel
- Yield immediately to emergency equipment, especially on narrow roads
- Do not drive over fire hoses (violation of Virginia law)
- If you see a wildfire, call 911 immediately

#### *2. MAIN EVACUATION ROUTES*

Our community has two primary evacuation routes:

1. **Blue Mountain Road** - down the mountain to Howellsville Road and beyond
2. **Freezeland Road** - south to Linden and beyond

#### *TIP: EVACUATION PRACTICE*

Take time with your family to physically drive your evacuation routes before an emergency occurs. Identify landmarks and alternative routes in case primary roads are blocked. This practice can save critical time during an actual evacuation.

## **C. HOME FIRE PROTECTION STRATEGIES**

### *1. DEFENSIBLE SPACE ZONES*

#### **Zone 1: 0-30 feet from structures**

- Remove all flammable materials including dead vegetation, woodpiles, and propane tanks
- Keep grass mowed and irrigated if possible
- Prune tree branches up 6-10 feet from the ground
- Space trees so crowns are at least 10 feet apart
- Choose fire-resistant plants for landscaping
- Keep gutters and roof clear of leaves and debris
- Move patio furniture, doormats, and decorative items away during high fire danger

## **Zone 2: 30-100 feet from structures**

- Reduce and space vegetation
- Remove ladder fuels (vegetation that allows fire to climb from ground into tree canopy)
- Create fuel breaks with driveways, walkways, and lawns
- Keep firewood stacks at least 30 feet from structures

## ***2. HOME HARDENING MEASURES***

### **Roof & Gutters:**

- Install Class A fire-rated roofing materials (metal recommended)
- Use non-combustible gutter covers
- Regularly clean gutters and roof of debris

### **Vents & Openings:**

- Cover all vents with 1/8-inch metal mesh
- Box in eaves with non-combustible materials
- Install weather stripping around garage doors

### **Windows & Doors:**

- Install dual-paned windows with tempered glass
- Consider shutters for additional protection
- Use non-combustible door materials

### **Decks & Attachments:**

- Build with fire-resistant or non-combustible materials
- Enclose areas beneath decks to prevent ember accumulation
- Keep decks clear of flammable items

## ***3. PREPARING FOR EVACUATION***

If time permits when you first become aware of an approaching wildfire:

- Remove all combustible material (doormats, grills, firewood, etc.) at least 30-50 feet from your home
- Wet gutters and foundation areas to reduce ignition risk
- Leave connected garden hoses and buckets of water around the exterior for firefighters
- Place aluminum ladders outside for firefighter roof access
- Leave electricity on to power well pumps and lights
- Turn off central heating/air conditioning systems
- Leave doors and windows closed but unlocked for firefighters' access

## D. FAMILY EMERGENCY PLANNING

### 1. KEEPING CHILDREN SAFE IN A HOME FIRE

1. Teach children fire safety: Explain why fire safety is important and demonstrate safe behaviors
2. Install smoke alarms near your kitchen, on each home level, near sleeping areas, and in each bedroom
3. Teach children about firefighters in fire suits and masks so they aren't afraid
4. Keep matches and lighters out of reach and use lighters with child-lock features
5. Keep children away from flames and heat sources, never leave them unattended near stoves or candles
6. Teach children 9-1-1 (or local emergency number) and when to call for help
7. Practice fire drills at least twice a year so children can practice escape routes
8. Demonstrate how to escape by crawling along the floor to the nearest exit
9. Get out and stay out - don't go back into a burning building for belongings
10. Teach children to STOP-DROP-and-ROLL if their clothes catch on fire

### FREE SMOKE ALARMS

Warren County Fire and Rescue (WCFR), in partnership with the American Red Cross, will provide and install smoke alarms for all Warren County residents for FREE! To get them just call WCFR at (540) 636-3830. They will work with you to schedule a FREE smoke alarm inspection appointment and install them as needed.

### 2. DEVELOP YOUR EVACUATION PLAN

Your family's evacuation plan should be:

- Simple enough to be followed when under stress
- Detailed enough to cover key elements
- Understood by everyone residing in your home
- Practiced regularly to ensure familiarity
- Updated as your family situation changes

### 3. FAMILY EVACUATION PLAN CHECKLIST

- Identify two escape routes from each room
- Choose multiple evacuation routes from your neighborhood
- Establish meeting places: near your home and outside the area
- Designate an out-of-area contact person
- Plan for pets and livestock evacuation
- Prepare an emergency supply kit
- Create a home inventory with photos for insurance
- Identify special needs (elderly, disabled, children)

#### *4. EVACUATION ALERT LEVELS*

**Level 1 – READY:** Be aware of danger in your area. Monitor emergency services websites and local media. Pack essential items and prepare to leave if necessary.

**Level 2 – SET:** There is significant danger in your area. Be prepared to leave at a moment's notice. Consider voluntarily relocating to a safe area.

**Level 3 – GO:** Imminent danger exists. Leave immediately. Delay puts your life at risk. Do not return until officials declare the area safe.

#### *STAY INFORMED*

Sign up for emergency notifications through Smart911.com and monitor local radio stations WZRV 95.3 FM and WFTR 1450 AM during emergencies.

#### *5. IMPORTANT DOCUMENTS FILE*

Create a single file of important documents that can be quickly retrieved:

- Insurance policies and property inventory
- Personal identification documents
- Medical and vaccination records
- Financial account information
- Emergency contact list
- Property deed and vehicle titles
- Pet vaccination records

#### *DIGITAL BACKUP*

Consider scanning important documents and storing them in a secure cloud service or on a password-protected flash drive that you can grab quickly. This provides a backup in case original documents are destroyed.

## **V. COMMUNITY SERVICES & AMENITIES**

### **A. ROADS & WINTER WEATHER GUIDELINES**

#### *1. ROAD MAINTENANCE RESPONSIBILITIES*

Blue Mountain's roads are privately owned and maintained by the BMPOA through Sanitary District funds, with the exception of:

- **Fire Trail Road:** This road is NOT owned or maintained by BMPOA. For concerns, contact VDGIF Region 4 Board of Directors.
- **State-Maintained Roads:** Certain connecting roads like portions of Blue Mountain Road and Freezeland Road are maintained by VDOT.

The BMPOA Roads Committee oversees maintenance, which includes:

- Regular grading of gravel roads
- Pothole filling
- Drainage management
- Winter weather response
- Vegetation control along roadways

## *2. SALT USE PROHIBITED*

The use of salt on all gravel roads within BMPOA is strictly prohibited as it damages the roadbed and increases maintenance costs for the community. Use approved alternatives for traction instead.

## *3. WINTER TRACTION OPTIONS*

**Gravel Chips:** Look for blue poly barrels placed on hills for traction assistance. These barrels contain crushed gravel that can be spread on slippery areas to improve traction. After use, please notify the Roads Committee so barrels can be refilled as needed.

**Tire Chains:** A great option when road conditions are poor. Ensure they fit your vehicle and practice installation in advance. Modern cable chains are generally easier to install than traditional link chains and usually provide adequate traction for Blue Mountain's roads.

## *4. SNOW & ICE REMOVAL*

- Plowing begins when snow accumulation reaches 4 inches at a designated location on the mountain.
- Plowing priorities focus on main roads first, then secondary roads as conditions permit.
- Steep sections may require additional attention and are sometimes treated differently than flatter areas.
- During heavy snowfalls, multiple plowing passes may be needed as the storm progresses.
- Please be patient during major storms, as some areas may remain unplowed until conditions improve.

## *5. WINTER DRIVING TIPS*

- Maintain a greater following distance on slippery roads
- Brake gently to avoid skidding
- Drive slowly and accelerate and decelerate slowly
- Know your brakes - whether you have anti-lock brakes or not
- Don't stop when going up a hill if possible
- Stay home if conditions are dangerous

## B. REFUSE COLLECTION & DISPOSAL

### 1. BEAR SAFETY

Our community is located in bear habitat, and it is important to take precautions to avoid attracting bears. Improperly stored trash is one of the biggest attractants for bears and can lead to dangerous situations for both residents and wildlife.

### 2. PRIVATE TRASH SERVICES

You have the option to hire a private trash collection service for your convenience. Common providers serving Blue Mountain include:

Skyline Trash Service

**Owner/Operator:** Robert Lillard

**Phone:** (540) 974-9418

**Email:** lillardr8@gmail.com

**Address:** 853 Morgan Pl, Front Royal, VA 22630

**Services:** In business for over 25 years, licensed and insured. Weekly trash, recycling and special pickups.

Freedom Disposal Services

**Phone:** (540) 631-3467

**Services:** Residential and commercial waste collection with scheduled pickups.

When using private trash service:

- Use bear-resistant containers if available
- Store containers in a secure location between pickups
- Put containers out the morning of pickup, not the night before
- Clean containers regularly to reduce odors

### 3. WARREN COUNTY CONVENIENCE SITES

Warren County offers five Citizen Convenience sites throughout the county for household waste disposal and recycling:

- Route 522/340 Cooley: 10037 Winchester Road, Front Royal
- Route 340 South Rockledge: 9823 Stonewall Jackson Highway, Front Royal
- Linden: 2664 Dismal Hollow Road, Linden
- Shenandoah Farms: 47 Blue Mountain Road, Front Royal
- Bentonville: 232 Shangri-La Road, Bentonville, Virginia 22610

**CONVENIENCE SITE HOURS:** Most convenience sites are open Tuesday through Saturday from 7:00 AM to 7:00 PM and Sunday from 9:00 AM to 5:00 PM. Sites are typically closed on Mondays and certain holidays.

#### *4. RECYCLING OPTIONS*

Warren County operates recycling centers at several convenience sites where you can dispose of:

- Paper products (newspapers, magazines, cardboard)
- Glass containers (clear, brown, green)
- Metal cans (aluminum, steel)
- Plastics (#1 and #2)
- Used motor oil (at designated sites)

### **C. INTERNET SERVICE PROVIDERS**

#### *1. AVAILABLE PROVIDERS*

Several internet service options are available to Blue Mountain residents:

**Xfinity/Comcast:** Cable internet service is available in many parts of Blue Mountain, offering relatively high-speed options. Contact them at 1-855-399-1542 to check availability at your specific address.

**HughesNet:** Satellite internet service is available throughout the entire community, regardless of terrain or tree coverage. While speeds are typically slower than cable options, it may be the only option for certain locations.

**Viasat:** Another satellite internet provider serving the Blue Mountain area, offering various plans with different speed and data allowances.

**CenturyLink:** DSL service may be available in some areas of Blue Mountain, though availability and speeds vary significantly by location.

**Mobile Hotspots:** Some residents use cellular hotspots from providers like Verizon, AT&T, or T-Mobile, particularly for weekend or occasional use. Coverage quality varies by location on the mountain.

#### *2. INTERNET AVAILABILITY TIP*

Before committing to a service provider, ask neighbors near your property about their experiences. Internet quality can vary dramatically even between properties on the same road due to terrain and tree coverage. Consider testing cellular signal strength at your property before choosing a mobile hotspot solution.

#### *3. REMOTE WORK CONSIDERATIONS*

If you plan to work remotely from Blue Mountain, consider these factors:



- Request a service test before committing to a long-term contract
- Consider having a backup internet option for critical work (e.g., both cable and mobile hotspot)
- Power outages are more common in mountain areas, so a battery backup or generator may be necessary for consistent connectivity
- Some residents install cell signal boosters to improve mobile hotspot performance
- Check with your employer about minimum bandwidth requirements for remote work tools

### *COMMUNITY INTERNET RESOURCES*

The Blue Mountain Lodge offers Wi-Fi internet access when it's open for community events. The Front Royal library also provides free Wi-Fi and computer access during regular business hours for those who need occasional high-speed access or a backup option during outages.

## **VI. DEER LAKE RECREATION AREA**

### **A. LOCATION & ACCESS**

#### *1. DEER LAKE LOCATION*

**Address:** 3367 Blue Mountain Road, Linden, Virginia 22630

Deer Lake is nestled in a peaceful setting on Blue Mountain Road. The lake features a beach area, swimming area with a dock, picnic facilities, and fishing opportunities. It serves as a central gathering place for community events and a recreational retreat for residents.

#### *2. EXCLUSIVE ACCESS*

Deer Lake is for Blue Mountain property owners, their renters, and guests. Access is restricted to ensure the area remains a private amenity for our community members.

#### **Access Requirements:**

- A Blue Mountain Recreational Area Pass is required when using common areas
- Guests under 18 must be accompanied by the property owner
- Renters must obtain passes from their property owner
- Those without a pass may be asked to leave or reported for trespassing

#### *3. OBTAINING YOUR PASSES*

To receive your recreational area passes, email [bmppoadeerlake@gmail.com](mailto:bmppoadeerlake@gmail.com) with documentation verifying property ownership. Passes are typically mailed by the end of May each year before the summer season begins.

#### *4. HOURS OF OPERATION*

Deer Lake recreation area is generally open from dawn to dusk. Swimming is permitted when conditions are safe and appropriate. During the summer season (Memorial Day through Labor Day), the beach area may have more restricted hours which will be posted at the entrance.

### **B. RECREATIONAL AREA PASSES**

#### *1. PASS DISTRIBUTION*

Each property owner is issued a set number of recreational area passes, typically:

- Two permanent passes for property owners
- Additional guest passes as determined by the Board
- Special passes may be issued for events with advance notice

Passes are usually mailed to property owners in good standing (current on Sanitary District taxes) each spring before the summer season begins. If you haven't received your passes by June 1, or if you're a new property owner, contact [bmpoadeerlake@gmail.com](mailto:bmpoadeerlake@gmail.com).

#### *2. GUEST POLICY*

Residents should use good judgment when inviting guests to Deer Lake. The guest policy includes several important guidelines:

- Property owners must be present with their guests at all times
- Guests under 18 must be accompanied by an adult property owner
- The number of guests should be reasonable to avoid overcrowding
- Frequent large gatherings may inconvenience others and raise concerns about improper use
- The Executive Board reserves the right to review and amend guest policies as needed

#### *IMPORTANT NOTE*

Selling access to Deer Lake is strictly prohibited. Property owners who allow their passes to be used by unauthorized individuals or who misuse guest privileges may have their recreation privileges suspended.

### **C. LAKE & BEACH RULES**

#### *1. GENERAL RULES*

- Recreational Area Passes must be visible when using the lake area
- Swimming is at your own risk -- no lifeguards are on duty
- Children under 16 must be accompanied by an adult
- Glass containers are prohibited in the beach and swimming areas
- All trash must be packed out -- there is no garbage collection

- Open fires are prohibited except in designated grills
- Motorized boats and watercraft are not permitted on the lake
- Respect others by keeping noise levels reasonable

## *2. DOG POLICY*

- No dogs on weekends/holidays during summer season (Memorial Day--Labor Day)
- Weekdays (Mon--Fri): Dogs allowed near the dam but not on the dock
- Dogs must be leashed in the recreation area at all times
- Dogs are never allowed on the beach
- Owners must clean up after their pets

## *3. ALCOHOL & MINORS*

- Underage drinking is illegal and prohibited in all recreation areas
- Anyone under 16 must be accompanied by an adult
- Alcohol consumption should be moderate and discreet
- Glass containers are prohibited to prevent injuries from broken glass

## *4. FISHING & NOISE*

- No fishing from the beach at any time
- Fishing is permitted from the dam and designated areas
- Catch and release is encouraged to maintain fish populations
- Valid Virginia fishing license required for those 16 and older
- Loud music or disruptive behavior on the beach or dock is not allowed

## *5. SAFETY & LIFE PRESERVERS*

- No lifeguards -- swim at your own risk
- Life preservers are for emergencies only and not for play
- Parents will be asked to leave if children misuse safety equipment
- No diving from the dock or dam
- Swimming after dark is prohibited
- No swimming during thunderstorms

## *6. VEHICLES & DAM ACCESS*

- No unlicensed vehicles (ATVs, etc.) in common areas or on BMPOA roads
- No parking/driving on the dam -- per Virginia law, except for maintenance
- Park only in designated areas
- Do not block access roads or emergency access points

# **VII. THE LODGE**

## **A. LODGE LOCATION & FEATURES**

### *1. ABOUT THE LODGE*

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

The Blue Mountain Lodge is a rustic community facility owned and maintained by BMPOA. It serves as a gathering space for community events, board meetings, and private rentals by property owners. The Lodge offers a warm, cabin-like atmosphere with mountain charm and practical amenities.

## *2. LODGE AMENITIES*

The Lodge offers several features that make it suitable for various events:

- **Main Hall:** Large open space with seating capacity for approximately 80 people
- **Kitchen:** Equipped with refrigerator, stove, microwave, and sink
- **Restrooms:** Men's and women's facilities
- **Tables & Chairs:** Multiple tables and chairs that can be arranged as needed
- **Wi-Fi:** Internet access available during events
- **Outdoor Space:** Surrounding grounds with parking area

The Lodge does not provide linens, dishes, utensils, or serving items. Renters must bring their own supplies or arrange for rental of these items if needed.

## *3. SUITABLE EVENTS*

The Lodge is appropriate for a variety of events, including:

- Family gatherings and reunions
- Birthday parties and anniversary celebrations
- Small wedding ceremonies and receptions
- Community meetings and workshops
- Holiday celebrations
- Book clubs and special interest group meetings
- Yoga and fitness classes (community organized)

## *LODGE ACTIVITIES*

The Lodge hosts weekly yoga classes every Tuesday at 7:00 PM through May 27th, 2025. These classes are free for BMPOA members and a great way to meet neighbors and stay active.

## *PLAN AHEAD!*

Lodge bookings fill up quickly, with some dates reserved up to two years in advance, especially for weekend events. If you're considering the Lodge for a special occasion, it's best to inquire about availability as early as possible.

# **B. RENTAL INFORMATION & PRICING**

## *1. RENTAL ELIGIBILITY*

The Lodge is available for rent to:

- Blue Mountain property owners in good standing (current on Sanitary District taxes)
- Authorized community organizations for events benefiting the community
- Non-residents with sponsorship by a property owner (at higher rental rates)

The property owner must be present for the duration of any event they sponsor or organize and are responsible for ensuring compliance with all Lodge rules.

## *2. RENTAL RATES*

Rental fees are heavily discounted for residents compared to similar venues in the area:

- Blue Mountain Property Owners: Significantly reduced rates
- Non-residents: Standard market rates apply
- Community Events: May qualify for waived or reduced fees with Board approval

All rentals require a security deposit in addition to the rental fee. The deposit is refundable after inspection confirms the Lodge has been properly cleaned and no damage has occurred.

For current specific rental rates, please contact the Lodge Coordinator at [bluemountainlodgebooking@gmail.com](mailto:bluemountainlodgebooking@gmail.com).

## **C. LODGE USAGE GUIDELINES**

### *1. GENERAL RULES*

- Maximum capacity is 80 people per fire code regulations
- Events must end by 11:00 PM to respect neighbors
- Smoking is not permitted inside the Lodge
- Open flames (candles, etc.) are restricted
- Do not use nails, tacks, or tape that may damage walls
- Children must be supervised at all times
- All food and beverages must be removed after the event

### *2. CLEANING RESPONSIBILITIES*

Renters are responsible for leaving the Lodge in clean condition:

- Remove all decorations and personal items
- Return furniture to its original arrangement
- Sweep floors and clean up any spills
- Clean kitchen surfaces, appliances, and sink
- Remove all food from refrigerator
- Empty all trash and take bags with you (there is no waste pickup)
- Turn off all lights and lock all doors upon departure

Failure to properly clean the facility may result in forfeiture of some or all of the security deposit.

### *3. ALCOHOL POLICY*

If alcohol will be served at your event:

- The property owner must be present throughout the event
- No service to those under 21 years of age
- Event insurance may be required
- The property owner assumes responsibility for guests' behavior
- A licensed bartender may be required for larger events
- Sales of alcohol require appropriate ABC permits

### *4. DAMAGE POLICY*

The renter is responsible for any damage to the Lodge or its contents during their rental period. Minor damage may be covered by the security deposit, but significant damage will require additional payment. A pre- and post-event inspection will be conducted to document the condition of the facility.

## **VIII. COMMUNITY COMMUNICATION**

### **A. SOCIAL EVENTS & ACTIVITIES**

#### *1. COMMUNITY EVENTS*

The BMPOA sponsors several events throughout the year for residents, planned by the Social Committee. These events are a great way to connect with neighbors and enjoy our community.

**Annual Community Events include:**

- Spring Community Clean-up: Volunteer day to beautify common areas
- Summer Picnic: Typically held at Deer Lake with food, games, and swimming
- Fall Festival: Seasonal celebration with activities for all ages
- Holiday Gathering: End-of-year celebration at the Lodge
- Annual Meeting: Important community governance meeting held on August 17, 2025

#### *2. OTHER ACTIVITIES*

In addition to the annual events, other activities are held throughout the year:

- Yoga at the Lodge: Weekly yoga sessions on Tuesdays at 7:00 PM through May 27th, 2025
- Community Clean-up Days: Volunteer opportunities to help maintain common areas
- Educational Workshops: Presentations on topics relevant to mountain living

- Book Clubs: Resident-organized reading groups
- Hiking Groups: Casual gatherings to explore local trails

### *UPCOMING EVENTS*

The next board meeting is scheduled for Monday, May 12th at 6:00 PM at the Blue Mountain Lodge.

Yoga classes are held every Tuesday at 7:00 PM at the Blue Mountain Lodge through May 27th, 2025.

## **B. ONLINE RESOURCES**

### *1. BMPOA WEBSITE*

The official BMPOA website at **[www.bmpoa.org](http://www.bmpoa.org)** is your primary source for community information and resources:

- Important announcements and upcoming events
- Board meeting minutes and agendas
- Governing documents (bylaws, covenants, etc.)
- Forms and applications
- Contact information for board members and committee chairs
- Community news and updates

The website is regularly updated with new information, so check back frequently to stay informed about community matters.

### *2. EMAIL COMMUNICATIONS*

The BMPOA sends important notifications and updates via email to all registered property owners. To ensure you receive these communications:

- Make sure your current email address is on file with the BMPOA Secretary
- Add BMPOA email addresses to your contacts to prevent messages from being filtered as spam
- Check your email regularly for community updates

If you're not receiving email communications, contact [secretary@bmpoa.org](mailto:secretary@bmpoa.org) to update your contact information.

## **C. NEWSLETTER & ANNOUNCEMENTS**

### *1. COMMUNITY NOTICES*

Important community information is shared through several channels:

- Email notifications to all registered property owners
- Website updates on [www.bmpoa.org](http://www.bmpoa.org)
- Posted notices at the Lodge and other community gathering points

- Mailings for particularly important announcements

## *2. SUBMITTING COMMUNITY NEWS*

If you have information or announcements that would be of interest to the community, you can submit them for consideration by:

- Emailing the Communications Committee at [communications@bmpoa.org](mailto:communications@bmpoa.org)
- Attending a board meeting and sharing during the public comment period
- Contacting a board member directly with your information

All submissions are subject to approval and editing for length, clarity, and relevance to the community.

## **IX. CONTACTS & COMMUNICATION**

### **A. BMPOA CONTACT DIRECTORY**

#### *1. BOARD MEMBERS*

Board President

**Email:** [president@bmpoa.org](mailto:president@bmpoa.org)

First Vice President

**Email:** [vicepresident@bmpoa.org](mailto:vicepresident@bmpoa.org)

Second Vice President

**Email:** [vicepresident2@bmpoa.org](mailto:vicepresident2@bmpoa.org)

Secretary

**Email:** [secretary@bmpoa.org](mailto:secretary@bmpoa.org)

Treasurer

**Email:** [treasurer@bmpoa.org](mailto:treasurer@bmpoa.org)

#### *2. COMMITTEE CHAIRS*

Roads Committee

**Email:** [bmpoaroads@gmail.com](mailto:bmpoaroads@gmail.com)

Architectural Review Committee

**Email:** [architecture@bmpoa.org](mailto:architecture@bmpoa.org)

Firewise Team

**Jim Cook:** [jcook0313@gmail.com](mailto:jcook0313@gmail.com)



**Patrick Patton:** quietgeneral@yahoo.com

Lodge Coordinator

**Email:** bluemountainlodgebooking@gmail.com

Deer Lake Recreation Area

**Email:** bmpoadeerlake@gmail.com

### *3. GENERAL ASSOCIATION CONTACT*

Blue Mountain Property Owners Association

**Mailing Address:** P.O. Box 114, Linden, VA 22642

**Website:** www.bmpoa.org

## **B. EMERGENCY NUMBERS**

### *EMERGENCY: 911*

Call for all urgent police, fire, or medical emergencies

### *1. FIRE DEPARTMENTS*

#### **Warren County Fire & Rescue:**

Emergency: 911

Non-Emergency: (540) 636-3830

#### **Linden Volunteer Fire Department:**

Emergency: 911

Non-Emergency: (540) 635-6759

#### **Front Royal Volunteer Fire Department:**

Emergency: 911

Non-Emergency: (540) 635-2540

### *2. LAW ENFORCEMENT*

#### **Warren County Sheriff's Office:**

Emergency: 911

Non-Emergency: (540) 635-4128

#### **Virginia State Police:**

Emergency: 911

Non-Emergency: (540) 829-7771

### *3. MEDICAL SERVICES*

**Warren Memorial Hospital:**

Emergency Room: (540) 636-0300

Main Number: (540) 636-0300

**Poison Control Center:**

1-800-222-1222

### *4. UTILITY EMERGENCIES*

**Rappahannock Electric Cooperative:**

Outage Reporting: 1-800-552-3904

Customer Service: 1-800-552-3904

**Propane/Gas Leaks:**

Evacuate first, then call from safe location

Fire Department: 911

### *5. EMERGENCY NOTIFICATION SYSTEMS*

Sign up for these emergency alert systems:

- **Smart911:** [www.smart911.com](http://www.smart911.com)
- **Warren County Emergency Notifications:** [www.warrencountyva.net/alertsignup](http://www.warrencountyva.net/alertsignup)
- **NOAA Weather Radio:** Program to receive alerts for Warren County

### *EMERGENCY PREPARATION TIP*

Create a printed copy of these emergency contacts to keep in your emergency kit. Cell phones may not work during major emergencies due to power outages or network congestion.

## **CONCLUSION**

We hope this welcome booklet helps you settle into life on Blue Mountain. Our community thrives when residents actively participate and communicate with one another.

Living in Blue Mountain offers a unique combination of natural beauty, privacy, and community. The spectacular views, abundant wildlife, and peaceful environment make our mountain home special.

"Welcome to the mountain!"

**Blue Mountain Property Owners Association**

P.O. Box 114 • Linden, VA 22642

[www.bmpoa.org](http://www.bmpoa.org)

