



Bull Run Mountain Civic Association
PO Box 374
Haymarket, VA 20168

BULL RUN BULLETIN
JANUARY 2013

.....

FROM THE PRESIDENT

Happy New Year and greetings to the residents of Bull Run Mountain Estates from the Bull Run Mountain Civic Association! The board of directors and I wish that all of you will have another great year living here on our mountain.

You are reading our annual newsletter produced to renew greetings to the residents of the mountain, to welcome newcomers to our area, and introduce them to the BRMCA. The BRMCA is a civic organization, not a homeowners association. We facilitate community activities, provide a voice to our county government, maintain BRMCA properties, ensure legal and insurance requirements are met and work with the county on the maintenance of BRMCA-owned roads. It is an all-volunteer group, headed by a nine-member board of directors.

We have a number of successes to report in the past year. Roads coordinator Josh Weinstein has outlined in the *Roads Report* what the roads committee, working with Prince William County Public Works, has accomplished this year, and it is a lot.

In our *Membership Drive* article below, Treasurer Alan Bratburd explains why we ask for membership dues and what they pay for. At present, the revenue that we receive from voluntary dues does not match our non-discretionary expenses, so we really need your support and dues.

It's my view that as good citizens, we have a responsibility to pay our dues to help fund the activities of the BRMCA, to keep our roads maintained and support the other activities of the BRMCA. The dues submission form is located at the bottom of the newsletter.



We are hoping to encourage timely dues payments with a bonus this year. According to the bylaws, they are due at the first of the year. **To encourage on-time payment, the board has voted to allow any resident who pays their dues by January 31st a free one-day non-commercial rental of the clubhouse during the year. See the website for details.**

The Board is planning to make a change to the BRMCA Bylaws at our February 17 2013 meeting. Currently the bylaws set the annual meeting at 8 pm on the second Monday of September. That date sometimes conflicts with a federal holiday or other activities, so we are recommending that the annual meeting be held during the first 15 days of September, with 60-day notice to BRMCA members about the actual date. This will give us schedule flexibility to conduct the meeting.

We will use our BRMCA web site, www.brmca.net, operated with thanks to our webmaster Bruce Roemmelt as the primary vehicle to communicate with the members over the course of the year. We will post board meeting announcements and meeting minutes. The webmaster has also added a "yellow pages" section for residents to advertise services to their neighbors. We also now have a Facebook page, below. So, welcome to 2013.

Regards,

Glenn Cruickshank, President, BRMCA



Friend us at Facebook at
Bull Run Mountain Estates

2012-13 BRMCA OFFICERS

President – Glenn Cruickshank
Vice President – James Price
Treasurer – Alan Bratburd
Secretary – Jane Sudol

BRMCA BOARD, MEMBERS AT LARGE

Director – Dan Stapleton
Director -- Josh Weinstein
Director – Rebecca Fay
Director – Deborah Buckingham
Director – Jason Ferron

Roads Point of Contact – Josh Weinstein
Clubhouse Committee Chair – Jason Ferron
FireWise lead – James Price
Webmaster – Bruce Roemmelt

COMMUNITY WEB CONTACTS

[Board members, Activities Committee and FireWise:
board@brmca.net](mailto:board@brmca.net)
[Road Committee: roads@brmca.net](mailto:roads@brmca.net)
[Clubhouse Committee: clubhouse@brmca.net](mailto:clubhouse@brmca.net)
[BRMCA website: website@brmca.net](http://www.brmca.net)

Roads Report

We have now paid off the loan for our 2007 road paving project and just put a new tar and chip coating on several road segments. Also completed are pothole and road edge repairs, fixing a large sinkhole on lower Jackson and chip-coating sections that should have been paved years ago. We will be working with the Prince William County Supervisor's office about what will be needed from a road maintenance and service district levy standpoint in the summer. With a very few exceptions, the chip coating on the roads has held up very well. We continue to look out for areas with significant wear and nominate sections for recoating. *Josh Weinstein*

New Road Initiatives

We are working with our local fire department and the Virginia Department of Forestry to create turn-arounds at the ends of selected roads. These will require widening segments of the road within the right-of-way so that fire and emergency vehicles can reach all our residents and still turn around safely. We anticipate contacting residents of adjacent properties in the process. Funding for these projects has come from Firewise grants, not our road tax money. We have been fortunate to obtain this funding, however it is not a guaranteed source. *Jim Price*

Clubhouse Closed for the winter

The board decided to close the clubhouse again this winter and winterize the pipes. Rentals and clubhouse use have fallen off dramatically. Because of fewer dues payments, this closure was required to save money. Heating the clubhouse to keep the pipes from freezing and support for occasional meetings cost over \$600 in fuel oil bills last year. Monthly board meetings for the months of December through March will be held at the Evergreen Firehouse. The clubhouse will be available for use beginning April 1. *Jason Ferron*

Clubhouse Use and Rental

Our mountain setting offers a rustic appearance and accommodates guests with kitchen appliances, refrigerator, stove and microwave. The dining area includes a large fireplace for presenting the perfect ambiance for gatherings. Other commodities include restrooms, tables and chairs for all occasion. This clubhouse has hosted community groups, weddings, and picnics for all ages. (See our rental agreement on-line at www.brmca.net for details). *Jason Ferron*

Winter Driving and BRMCA Snow Policy

Our mountain is small by comparison but the challenges are abrupt and significant when driving up from the flat areas below. Accessibility is more restricted, roads are narrow and steep and temperatures tend to be lower. Residents are expected to equip themselves according to their needs. This equipage should include tires with good, fresh tread, perhaps four-wheel or all-wheel drive vehicles and chains may be appropriate. When the snow falls, our road committee will call for snow removal by our contractor when snow totals approach 3". In case of ice formation, we are prepared to order the application of gravel. For conditions in between, gravel barrels are located near steep slopes and switchbacks. For your own safety and convenience, we suggest keeping a short shovel in your car.

Please give way to vehicles going uphill to maintain their momentum. Remember that all-wheel-drive vehicles have little or no advantage in stopping or going downhill. Manage your speed in accordance with your equipment – it is easy to lose control in slippery conditions. *Josh Weinstein*

Picnic in June

Put this on your calendar also. We're overdue for a picnic we'll be putting out information about the time and details in the spring. Contact us for ideas at board@brmca.net. *Dan Stapleton*

Wine Tasting in early Spring

Plan ahead now and look for announcements for a wine tasting event this spring. We failed to pull it together in 2012 but these have been very well received in the past. They offer a chance to sample wines from renowned wineries in the area and an opportunity to meet your neighbors, new and old. For newcomers, here's the scoop. We serve as hosts to a featured winery at a seated tasting in our clubhouse. Guests are invited to bring a favorite cheese, veggies or dip to share. Desserts and specialty dishes are a treat. A cash donation of \$5 per person is appreciated. Seating is usually limited so we'll seek RSVPs. Check our website in April or give us your e-mail for announcements at board@brmca.net. *Dan Stapleton*

Attention Readers

If you have friends or new neighbors who have recently moved to Bull Run Mountain, please tell them of our newsletter and web site. Suggest they get in touch with our board@brmca.net and give us their name, address and e-mail. Their names will be added to our list and a copy of the newsletter will be mailed to them. We'll use their e-mail for announcements and information. Of course, we hope they will join our association! *Becky Fay*

Bull Run Mountain Civic Association

The Bull Run Mountain Estates community is home to over 450 households on the mountain. We were established in 1968 and our demographics show representatives from corporate America, government, entrepreneurs and homemakers. That's a lot of buying power! Revenues are generated from our voluntary membership dues, clubhouse rentals, a small trust fund and advertising. This is where you can help. We would like your ad in our newsletter. Subscribers can also opt to have their business card displayed for free on our web site. Through your paid advertisement, you will reach homes at a cost well below costs for direct mail and standard newspaper ads. Your ad will also help defray our production and mailing costs and it goes to all our neighbors. Please review our rate sheet and check out our web site at <http://brmca.net/>. Visualize your ad reaching new prospects – all at a price you will appreciate! *Becky Fay*

Bull Run Bird Watching Group is forming.

Those interested or looking for information, contact Becky Fay at bloganfay@gmail.com. We plan to meet at the clubhouse or member's homes. *Becky Fay*

Membership Drive

The Bull Run Mountain Estates community is home to over 450 households on the mountain. As with many civic associations, a wide range of services and financial obligations is necessary to maintain our beautiful and unique neighborhood. For example, your Board of Directors and other active community members monitor and report on community interests, such as the Neighborhood Watch Program and our Adopt-A-Road program. We attend diverse community meetings on local issues, such as schools and planning.

However, unlike many civic associations, our funding, **with the exception of road maintenance money**, is raised by non-assessed dues paid voluntarily by you. This means that many volunteer hours and funds are used to provide to meet community needs. Some of our other services (and financial obligations) include fiscal reporting to the IRS, maintenance and insurance of our common properties, such as the Clubhouse and the fire reserve pond, printing and distribution of our newsletters, the "Bull Run Bulletin" and the maintenance of our web site (www.brmca.net). It also includes special community events like hosting the Prince William County supervisor candidates, and wine tasting. **Voluntary dues indicate the need for our membership drives.**

The by-laws of the Association (Article IX, Section 2) say "Dues shall be payable in advance on the first day of January in each fiscal year." Please renew your membership today and help us continue the good work that so many volunteers contribute to our mountain way of life. The membership fee is a once a year payment and entitles you to vote on all BRMCA issues. Please contribute your dues and help decide the direction of our Association. Ask your neighbors if they are members of the Association. Thank you for your support. *Alan Bratburd*

Your Inputs/Suggestions Invited

What would you like your association to do for you? How can we improve life in our community? What kinds of events would you like to see? How can we (you) use the clubhouse to meet your needs? Would you like us to facilitate community activities? - sponsor a scout troop? - hold garage sales? - return to Saturday or Sunday morning breakfasts at the clubhouse? Can you recommend activities or events you enjoyed when you lived somewhere else?

We are limited in resources but if you'd like to participate or even lead some of these activities we'd like to talk with you. Contact us at Board@BRMCA.net.

BRMCA 2013 MEMBERSHIP DUES RENEWAL

Complete and mail this form, along with your check to:
BRMCA Membership, P.O. Box 374, Haymarket, VA 20168-0374

Date: _____

Name: _____

Address: _____

(Include City, State and Zip if different from Haymarket)

Telephone No: _____ E-mail: _____

Membership dues are \$50.00 per owner-occupied household or lot owner annually. ***Make checks payable to BRMCA or pay with PayPal or major credit card, using a link from our web site, www.brmca.net.*** Thank you for joining or renewing. We look forward to working with you and for you.

Suggestions and comments for the board:

***Bull Run Mountain Civic Association
PO Box 374
Haymarket, VA 20168***

Dues are Due!
Thank You

Free Clubhouse Rental – Details inside!