



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

BULL RUN BULLETIN

JANUARY 2012

.....

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 a great year living here on our mountain.

We're taking this opportunity to put out a newsletter 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, ensure community legal and insurance needs are performed 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.

Membership in the BRMCA is open to all residents or lot owners, and is voluntary, as are membership dues. Those dues, which are only \$50 annually per residence or undeveloped lot, entitle the paid member to vote in BRMCA elections. While that may not seem like much of a benefit, your dues are critical component to keeping the BRMCA operating. Prince William County collects a specific BRMCA levy on property taxes which goes only for paying off the paving bond of several years back, and for road maintenance and snow plowing. All the other costs of the BRMCA, including operations and maintenance of the clubhouse, county taxes, insurance, newsletters, mailings and legal fees come from the dues payments. Without them, the BRMCA would likely cease to operate.

So 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, as listed in



the *Support your Civic Association* section below. The dues submission form is located at the bottom of the newsletter. They can be mailed to the BRMCA or they can be paid online at our web site.

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 March 31st two free one-day non-commercial rentals of the clubhouse during the year. We also solicit your participation in community events and look forward to meeting and greeting our neighbors.

The board also has a number of goals planned for this year, including sponsoring community events as well as several improvement projects. We plan to hold a community picnic and a wine tasting at the clubhouse. We are also continuing a number of road project, including repaving, ditch cleanout and turn-around extensions. And we're always looking for ideas and volunteers from the community to help make the mountain a better place for all.

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. So, welcome to 2012.

Regards,

A handwritten signature in cursive script, appearing to read "Glenn".

Glenn Cruickshank, President, BRMCA

2012 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 – Paul Scheingold
Director – Deborah Buckingham
Director – Jason Ferron

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

COMMUNITY WEB CONTACTS

Board members, Activities Committee and FireWise:
board@brmca.net
Road Committee: roads@brmca.net
Clubhouse Committee: clubhouse@brmca.net
BRMCA website: website@brmca.net

Road situation – Key Points:

We have two more payments on the loan for our road paving project. It will be paid off in August 2012. Until then, our maintenance funds are very limited.

We have been working with the Prince William County Supervisor's office about what we will do from a road's maintenance and service district levy standpoint at that time.

With a very few exceptions, the chip coating on the roads has held up very well. However, there are areas where there is significant wear which will likely need recoating. Our ditch cleaning has suffered because of the lack of maintenance funds, and we plan to address those as well. In 2011, we started making some repairs, including the replacement of the culvert under Gore Drive at the fire pond. That culvert had collapsed and the road was in a precarious situation. We have also worked on the ditch at the top of Mercer to correct a perennial water / ice problem.

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.

Clubhouse Closed for the Winter

The board decided to close the clubhouse 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 April will be held at the Evergreen Firehouse. The clubhouse will be available for use beginning April 1.

Clubhouse Use and Rental

Our clubhouse has been host to some very enjoyable and memorable events. In our mountain setting, it offers a rustic appearance but has toilets, a kitchen with refrigerator with microwave and stove and a large fireplace. It has hosted community groups, picnics and weddings and it's available for rent (see our rental agreement on-line at brmca.org).

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's easy to lose control in slippery conditions.

Wine Tasting in early May

Plan ahead now and look for announcements for a wine tasting event in May. 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

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.

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!

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!

How do you get started for your ad? Simply e-mail us at board@brmca.net and reserve your space. Forward a camera-ready copy and check made payable to BRMCA, P.O. Box 374, Haymarket, VA 20168.

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. We have served on County advisory committees like the Gainesville District Advisory Council designed to support and protect our community values, such as monitoring the now-defeated racetrack proposal.

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.

Your Inputs/Suggestions Invited

What would you like your association to do for you?
How can we improve life in our community?
Would you like to see more events at the clubhouse?
Would you like us to facilitate community activities?
sponsor a scout troupe? 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 2012 MEMBERSHIP FORM

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

Name: _____

Address: _____

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

Telephone No: _____ E-mail: _____

Membership registration is \$50.00 per 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. Comments and ideas are always welcome.

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