



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

BULL RUN BULLETIN
JANUARY 2014

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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. This year, we hope to finish phase one of a guardrails project.

In our **Membership Drive** article below, Treasurer Deborah Buckingham 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 February 15 a free one-day non-commercial rental of the clubhouse during the year. See the website for details.** Please add your email address so we can send you noteworthy mountain information throughout the year.

Speaking of the clubhouse, see Clubhouse Chairman Paul Scheingold's report below about improvements planned this year.

We will continue to 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 2014.

Regards,

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

Glenn Cruickshank, President, BRMCA

Friend us at Facebook at
Bull Run Mountain Estates



2013-14 BRMCA OFFICERS

President – Glenn Cruickshank
Vice President – James Price
Treasurer – Deborah Buckingham
Secretary – Jane Sudol

BRMCA BOARD, MEMBERS AT LARGE

Director – Alan Bradburd
Director -- Josh Weinstein
Director – Paul Scheingold
Director – Matt Roth
Director – Tim Harvilla

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](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 hoping to complete the first phase of a project long-in-planning -- that of installing some additional guard rails on several particularly dangerous curves. We have selected several high-risk areas on Ridge and Sunney where we want to start making guardrail improvements. The first phase will install 500 feet of rail in 7 spots. These locations are also where past wrecks have occurred, and will again. It is the board's hope that judicious placement of guardrails on some of the most dangerous areas will prevent more wrecks, prevent injuries, and save lives. It is not, however, the board's plan to line all mountain roads with guardrails, only the higher-risk areas. We are working with the county on a selection of a guardrail type that is effective and blends

in with the mountain and is easily maintainable. Work will hopefully start this spring.

Clubhouse Report, Use and Rental

We are planning a number of improvements this year. The roof on the clubhouse is getting old and we are planning on replacing it this year with a new metal roof that will last longer and require less maintenance. Clubhouse Chairman Paul Scheingold is hoping to do this roofing with volunteer community labor – a barn-raising without the barn. We will have more information out about when and where on our web site later this spring.

We will also be working on improving the clubhouse heating system this year. The clubhouse is currently heated with an old oil furnace and fireplace. Because of high oil prices, and several thefts of oil from our tank, we have opted not to heat the clubhouse over the winter. However residents have wanted to use the clubhouse over the winter, and we have to keep the pipes from freezing, so we want to look at a more effective, economical way of heating.

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). *Paul Scheingold*

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*

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 500 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!

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

BRMCA 2014 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:

Dues are Due!
Thank You

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. *Deborah Buckingham*

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.

Stay off the ice!!

Recently a 10-year old boy in Maryland drowned in a run-off pond while playing on the ice and falling through. Our BRMCA firepond at the corner of Gore and Youngs Drive serves as a water resource for the fire department. It is NOT an ice skating pond. Please do not allow your children to play on this ice at any time. Prevent another tragedy.

*Bull Run Mountain Civic Association
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Free Clubhouse Rental – Details inside!
