



Big Bear Lake Camplands

— 40th Anniversary —

The Bear Facts Newsletter

Volume 32 Issue 1

450 Big Bear Lake Road • Bruceton Mills, WV 26525-6064

Spring Edition 2012

Business Office Hours

Currently the Business office is open Monday through Friday from 8 A.M. to 4 P.M.

Beginning April 14th the Business Office will be open everyday from 8 A.M. to 4 P.M.

Call 304-379-4382 for more information or to pay by phone.

Susan Friend - Office Manager

Sales Office Hours

In the Spring of 2012 the sales office is open 9am to 5pm. March 3, 4, 10, 11, 16, 17, 18, 23, 24, 25, 26, 30, 31.

In April we are open every day except Tuesdays and Wednesdays!

Call 304-379-6411 to list your property or arrange a tour.

Store Hours

The Big Bear Lake Country Store will open, weather permitting, beginning weekends in April. With the exception of Easter Sunday.

Call 304-379-3334 for more information.

Julie A. F. Schooley - Store Manager

Phone Numbers

Business Office
304-379-4382

Sales Office
304-379-6411

Security Gate
304-379-8641

Store
304-379-3334

Big Bear Lake Camplands Celebrates 40th Anniversary

This season is the 40th year anniversary of camping at Big Bear Lake Camplands. With this in mind we are planning some special activities from the past and making current events even bigger.

The first celebration event will be the Old Time Ramp Dinner that Mr. Garbart hosted until his passing in 1984. This May 5th, twenty eight years later, we are going to host the same dinner! The location of the event is tentatively scheduled to be held at the Big Bear Territory pavilion from 12 Noon to 2:00 PM. In keeping with tradition, the dinner will be free and hosted by the Garbart family. Look on our website or facebook page for more details.

July 1972 was when the first camping lot was sold at Big Bear Lake. So this year's fireworks are planned to be the biggest ever at Big Bear, and an outside "Jamboree" style music event is also planned. These events will take place the weekend of July 7th, 2012.

Many years ago community campfires were held. This year we are planning to have some community campfires with ghost stories and refreshments.

As you can tell we are getting ready for an exciting year of camping fun!

Recreation News

May 5th - Zumba begins. 10am every Saturday at the Community Building.
\$5.00 (No class Memorial Day Weekend)

May 28th - Masters River Walk Begins.
Every Monday, Wednesday, and Friday at 9:30 am- 10 am.
Come walk the Lazy River with us for some low impact activity.

— Mini Golf will be open beginning the first weekend of May! —

DANCES – begin May 5th- Check the Dance Schedule for details

HOLIDAY EVENTS 2012

April 7thEaster Egg Hunt – Noon
Behind the Community Building, Weather Permitting! 12-under only! 400 eggs.
May 12thMother's Day Card Making, Noon
At the Community Building

MEMORIAL DAY WEEKEND

May 26thKids Crafts Noon at the Waterpark
Dance - Higher Ground, 8pm at the Community Building
May 27thHula Hoop Contest at the Waterpark; Sign up at noon, contest at 1pm.
Age groups will be determined at signup
Dance - American Band, 8pm at the Community Building
May 28thMasters Riverwalk begins for the season. 9:30am at the Waterpark.
Come and walk the river for 30 minutes of low impact aerobic activity. 21 and over!

The Big Bear Lake Newsletter is produced three times a year. The content of the articles are a collaborative effort of the Big Bear staff unless noted. We welcome ideas and suggestions for future editions. Please refer inquiries to Julie at 304-379-4382.

Bearfoot Springs Ticket Schedule 2012

— DAILY RATE —

Adult Admission (48 inches and over) \$12.99
Child Admission (under 48 inches) \$7.99

— SEASON PASS —

Adult Admission (48 inches and over) \$79.99
Child Admission (under 48 inches) \$49.99

— SEVEN DAY WEEKLY PASS —

Adult Admission (48 inches and over) \$29.99
Child Admission (under 48 inches) \$19.99

** West Virginia sales tax not included*

Property Owners continue to receive complementary waterpark passes

Last season the POA Board of Directors adopted a complementary waterpark pass policy. They believe that the deeded owners who are helping to pay for the park should not have to pay again to use the park. Therefore, ONE Bearfoot Springs season pass will be issued to property owners for each capital improvement fee paid.

- Property owners that pay more than one capital improvement fee will get a pass for each fee paid
- Passes are only good for a deeded owner of the lot (your name must be on the deed)
- Passes are not transferable (once issued you can not give to someone else)
- Owners must be current with all fees and have paid the current year's assessment (2012/2013)
- Complementary passes have no cash value and can not be used for rain checks
- Complementary passes will only be issued at the business office (you can not get it at the waterpark)
- Owners must have photo ID to obtain the pass
- Complementary passes are subject to the same rules as any other season pass

Policy Updates

Holiday Restrictions on Golf Carts Apply

Any golf cart rented from an authorized dealer, must observe the restriction on Alaskan Blvd. during Memorial Day, July 4th, and Labor Day holiday weekends. No golf carts are allowed to drive on Alaskan Blvd. from the Yukon Trail intersection down to the security gate on these holiday weekends.

Policy Updates

DISH TV Must Be On Your Lot

Individual lot owners, who want satellite TV dishes installed for their personal use, must be sure the satellite dish is located within the boundary of their property. Any tree trimming for the dish must be limited to the owner's property/lot.

Big Bear Subject to Contractor's Licensing Act

The West Virginia Contractor's Licensing Act clearly provides policy of the state of West Virginia stating, "It is hereby declared to be the policy of the state of West Virginia that all persons desiring to perform contracting in this state be duly licensed to ensure capable and skilled craftsmanship utilized in construction projects in the state, both public and private."

The Act defined "contractor" as, a person who in any capacity for compensation submits a bid to construct, alter, repair, or add to, subtract from, or improve any building, where the cost of the materials and labor are \$2,500.00 or more.

Based upon the plain reading of the Act, it is apparent that contractors hired by property owners to perform work at the Camplands are required to have a West Virginia Contractor's License so long as the amount of work is over \$2,500.00.

The question has been asked if the Big Bear Lake POA verifies that a person working on a property owner's lot is a licensed contractor. The Act only requires "incorporated municipality or other political subdivision" to obtain the information required by the West Virginia Code before issuing building permits. A private association created by deed covenants is not required. Moreover, it is the understanding that BBLPOA does not issue the building permits to the contractor who is performing the work; rather, the BBLPOA issues building permits to the owner of the individual lots. **It is the responsibility of the lot owner to make sure the person performing the work is a licensed contractor.**

Honey-dipper Service

Alyeska conveniently offers sewage pumping service for Big Bear property owners.

To help lessen problems with your tank please remember, it is common for sludge and debris to accumulate in your sewage tank over the season. Regular pumping and extra water in the tank will help prevent this situation. However, should you find that solids have built up in your tank we will be able to flush and clean the tank for you. Stop by the office for more details.

The first sewage pump of the season will be March 21st. The normal schedule will be every Wednesday through November 14th. Please remember to add about 5 gallons of water and a deodorant to the tank before using.

The following options are available:

1. \$12.19 per pump, minimum 20 pumps per season paid in advance (\$243.80)
2. \$13.78 per pump, minimum 10 pumps per season paid in advance (\$137.80)
3. \$17.49 per pump for single pump
4. \$40.81 for pump and flush
5. \$45.58 Large Tank

Remember Tuesday is the deadline to pay in order to have your tank pumped on Wednesday.

Electric Inspections To Be Held

Alyeska electric technicians will be conducting electrical safety inspections this year. All property owners systems need to be in compliance with Alyeska's regulations to help prevent electrical malfunctions and potential fire hazards.

Property owners which have their own locks on the Alyeska's electric box may be cut off by the technicians during the inspection. We apologize for any inconvenience this may cause.

Dog Owners Notice

We all realize that ownership and love of dogs is at an all time high. Many property owners enjoy bringing their pets with them to camp and present little problem with their neighbors. However, it only takes one noisy dog to ruin a family weekend or a serious dog bite incident to have devastating and costly consequences to all parties involved. The Declaration of Restrictions and Covenants clearly states: *All household pets which are permitted to enter or to remain within Big Bear Lake Camplands must be constantly under the effective control of their owners, and no household pets shall be permitted to roam at large or create unreasonable noise or nuisance, as for example, a barking dog.*

This regulation is very clear.

- **All dogs must be under the effective control of their owners at all times.**
- **All dogs must be on a leash while off the property owners lot or on common properties.**
- **Dogs that bark excessively are creating an unreasonable noise or nuisance.**

Any owner or guest that willfully disregards these regulations will be asked to remove their pet from the camplands. Additionally, property owners are responsible for their pet and their guest's pet if involved in a threatening or physical incident. This may include a Code of Conduct, Reckless Endangerment, violation fine of \$400. We would also ask that pets not be taken into the comfort stations and that you are considerate by cleaning up after your pet.

NEED A FUN-FILLER SUMMER TIME JOB?

Then Bearfoot Springs Water Park is the place to Be!

Bearfoot Springs is located within the beautiful Big Bear Lake Camplands and is currently in search of staff members to fill the positions of Certified Lifeguards, Water Park Attendants and Recreational Staff for the 2012 summer season. Qualified applicants must be able to work flexible hours including weekends and holidays starting in May 2012. Applications are available on online at www.bigbearwv.com. Applications/resumes may also be mailed to:

Big Bear Lake Camplands
 Bearfoot Springs
 450 Big Bear Lake Road
 Bruceton Mills, WV 26525

Located off I-68, exit 29 or by mail to wvbuddie@gmail.com

Employment Opportunities

Each Spring Alyeska and Big Bear Lake fill positions for the upcoming camping season. Seasonal employees are needed and may begin applying in the business office.

Applications may be found on our website to download and mail back in. Employees are needed for: Recreation staff, Water Park staff: Lifeguards included, Maintenance crew, Store cashiers, and Security staff.

Electric 2012

Listed below are the electric box rental fees for the 2012 camping season. First, choose the start date you will use electric on your property. Then payment may be made in the business office or by phone. If you call the office you will need a credit card or allow enough time for a check to be mailed before service begins.

Electric hook-ups are done each Friday of the season. Payment is required to reach the office by Wednesday of that week. Unscheduled hook-ups may be done for an additional \$20.

If your lot does not have an electric box available on the pole, a two week request needs to be made. Additionally, for your protection the property owners electrical system must be in compliance with the electric safety codes of the camplands.

The summer electric season begins March 30th. Please note there is a six month minimum fee for electric service. **Therefore, any electric requests made after May 1st must continue until October 31, 2012.**

Make certain that your check is made out to Alyeska and that your lot number and length of service requested is indicated.

(Property owners must be in good standing, with no overdue fees to obtain electric service)

Electric Box Rental 2012

Dates of Service	# of days	Amount
03/30 thru 09/30	185	\$229.40
03/30 thru 10/07	192	\$238.08
03/30 thru 10/14	199	\$246.76
03/30 thru 10/21	206	\$255.44
03/30 thru 10/31	216	\$267.84
04/06 thru 10/07	185	\$229.40
04/06 thru 10/14	192	\$238.08
04/06 thru 10/21	199	\$246.76
04/06 thru 10/31	209	\$259.16
04/13 thru 10/07	178	\$220.72
04/13 thru 10/14	185	\$229.40
04/13 thru 10/21	192	\$238.08
04/13 thru 10/31	202	\$250.48
04/20 thru 10/07	171	\$212.04
04/20 thru 10/14	178	\$220.72
04/20 thru 10/21	185	\$229.40
04/20 thru 10/31	195	\$241.80
04/27 thru 10/07	164	\$203.36
04/27 thru 10/14	171	\$212.04
04/27 thru 10/21	178	\$220.72
04/27 thru 10/31	188	\$233.12
05/04 thru 10/07	157	\$194.68
05/04 thru 10/14	164	\$203.36
05/04 thru 10/21	171	\$212.04
05/04 thru 10/31	178	\$220.72
05/11 thru 10/07	150	\$186.00
05/11 thru 10/14	157	\$194.68
05/11 thru 10/21	164	\$203.36
05/11 thru 10/31	171	\$212.04
05/18 thru 10/07	143	\$177.32
05/18 thru 10/14	150	\$186.00
05/18 thru 10/21	157	\$194.68
05/18 thru 10/31	167	\$207.08
05/25 thru 10/07	136	\$168.64
05/25 thru 10/14	143	\$177.32
05/25 thru 10/21	150	\$186.00
05/25 thru 10/31	160	\$198.40
06/01 thru 10/31	153	\$189.72
06/08 thru 10/31	146	\$181.01
06/15 thru 10/31	139	\$172.36
06/22 thru 10/31	132	\$163.68
06/29 thru 10/31	125	\$155.00
07/06 thru 10/31	118	\$146.32
07/13 thru 10/31	111	\$137.64
07/20 thru 10/31	104	\$128.96
07/27 thru 10/31	97	\$120.28
08/03 thru 10/31	90	\$111.60
08/10 thru 10/31	83	\$102.92
08/17 thru 10/31	76	\$94.24
08/24 thru 10/31	69	\$85.56
08/31 thru 10/31	62	\$76.88
09/07 thru 10/31	55	\$68.20
09/14 thru 10/31	48	\$59.52
09/21 thru 10/31	41	\$50.84
09/28 thru 10/31	34	\$42.16

Recreation News

FOURTH OF JULY WEEKEND

JULY 4TH — Big Bear Softball Tournament. Limit 8 teams, 10 person, coed. \$20.00 entry per team, Begins at 8 am. Also looking for Umpires for this event. Please contact hbury98@hotmail.com for sign up and more info.

JULY 6TH — Dance- Higher Ground, 8pm at the Community Building

JULY 7TH — Kids Crafts noon at the Waterpark
Dance - Davisson Brothers Band, 6pm.
Details and Pricing to follow
Fireworks, 10:30 at the Dam
Celebrating 40 years at Big Bear!

CPW Wrestling will take place ALL three Holiday Weekends this year!

- Memorial Weekend Sunday at 12:00 in the Community Building cost is \$6.00
- July 4th Weekend Sunday, July 8th at 12:00 noon, in the Community Building, cost is \$6.00
- Labor Day Weekend Sunday, September 2nd at 12:00 noon, in the Community Building, cost is \$6.00

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Special Notice – Golf Cart Policies

Over the years, the popularity of golf carts at Big Bear has continued to grow. They provide an excellent means of transportation and it's just plain fun to cruise around the camplands. When operated as intended, and in accordance with manufactures guidelines, they are very safe. However, when they are modified, overloaded or used as an off-road play toy, they can become very dangerous. Unfortunately, not only have the number of carts increased but also the number of reported golf cart accidents. Every year it seems that someone is getting injured from a preventable accident. To help protect our owners from preventable accidents and other legal actions we will strictly enforce all rules and regulations concerning the registration and operation of golf carts.

Golf Cart Registration & Hold Harmless Agreement

All property owners using golf carts in the camplands must have it registered and must sign a hold harmless agreement. Registration and hold harmless agreements may be obtained at the security gate or other authorized territory personnel each year. Registrations may be obtained any time except holiday weekends at the guard house. All carts registered will be given a 2012 decal. The fee is \$5.30 for registration.

Golf cart traffic stops will be held randomly to check for current registration and territory & lot numbers. Owners operating a golf cart without current registration are subject to fines of \$50 to \$100, and possible removal of cart from the Camplands.

Golf carts may only be operated on established campland roads

No carts will be permitted on trails, short-cuts, woodlands, embankments or old quarries. Any cart found in these areas or anywhere other than a roadway (excluding your lot) will be subject to a \$100 to \$300 trespassing violation. The property owner will be responsible no matter who is driving the golf cart.

Reckless Endangerment

A person may be fined up to \$400 or the amount equal to the annual assessment fee that operates a golf cart in a manner which places or may place another person in danger of death or serious bodily injury. A person that operates a golf cart, off road in a reckless manner may be subject to this violation.

Golf Cart Liability Insurance

The POA requires that all golf carts be registered and that the owner must sign a hold harmless agreement. This makes the golf cart owner the responsible person for any accident or dangerous driving activities that occur by any driver of the cart. With the tendency for attorney's to file lawsuits, very often injured parties of accidents seek payment for their injuries and medical bills, not only from the responsible property owner, but also from the POA. This puts the property owner and the POA at risk of loss. **Therefore, after much consideration, the POA Board of directors believes that for the safety and welfare of all property owners, their guests and the Property Owners Association, liability insurance coverage will be required on any golf cart used within the Campland. All golf carts must have proof of insurance to register their golf cart starting July 1, 2012. Any cart operated without proper registration and liability insurance will be subject to fines according to the Code of Conduct.** This protection is also required for owners of snowmobiles.

Insurance Information

Golf carts can be insured for liability and damage just as an auto can be. They can also be insured for theft. The cost for this insurance, depending on amount of coverage and your driving record is very reasonable with rates starting around \$40. Your golf cart may also be added to your RV insurance policy or bought as a stand alone policy. Agents may also be able to offer you a better rate if you bundle all of these items with your homeowner's policy. Agents will need the golf cart make, model, and c.c of the motor when giving a quote or policy.

You can contact your current insurance provider for more information or contact these local insurance agents.

- Nationwide, Kingwood, WV 304-329-1440, Jeff & Jay Smith
- First United Insurance, Oakland, Maryland 301-334-3343, Ed Panther
- Nationwide, Morgantown, WV 304-296-3229, Michael Burnell
- Allstate, Morgantown, WV 304-292-0396 Stephen Burbidge
- Davis Insurance Group, Westover, WV 304-296-5481 Homer Rusty Davis
- Allstate, Morgantown, WV 304-599-1990, Karen Matthew
- Groves Insurance, Kingwood, WV 304-329-3020 Brad Groves
- State Farm, Morgantown WV 304-598-8960 John Christy

Golf Cart Regulations

1. All golf carts must be registered yearly and have a 2012 sticker present on the cart.
2. All golf carts must have at least 3" size letters with the owner's lot number and territory on each side or on front & back.
3. **The person driving the golf cart MUST be a licensed driver.**
4. Driving over the posted speed limits or driving in a reckless manner is prohibited.
5. If the golf cart is used after dark it must have head lights and tail lights.
6. Golf carts can only be driven on developed roads within the Campland.
7. No more than two (2) persons are allowed on a golf cart, unless the cart is manufactured and approved for more than two.
8. All riders must be seated, absolutely no standing on the back of a cart.
9. Golf carts are not allowed on the main road from the guard house to the Country Store on major holiday weekends.
10. All golf carts must have proof of liability insurance to register their golf cart starting July 1, 2012.

If you notice a golf cart not following the rules, get the lot number and contact the guard staff.

Dance Schedule 2012

May 5th	Silver Dollar Band
May 12	Crazy Nites
May 19	Rockin Rednecks
May 26	Higher Ground
May 27	American Band
June 2	Cellar Dwellers
June 9	Black Dog Hollow
June 16	Mountain Festival Bluegrass
June 23	American Band
June 30	Rockin Rednecks
July 6	Higher Ground
July 7	Davisson Brothers (Special Pricing TBA)
July 14	Cellar Dwellers
July 21	TBA
July 28	American Band
August 4	TBA
August 11	TBA
August 18	Silver Dollar Band
August 25	Cellar Dwellers
September 1	American Band
September 2	Higher Ground
September 8	Rockin Rednecks
September 15	Branded
September 22	TBA
September 29	TBA
October 6	American Band
October 13	Branded
October 20	TBA
October 27	Subway Band (Halloween Dance)

Procedure for Garbage Collection Areas

Important Notice:

Televisions, computer monitors, and cell phones can no longer be accepted in our refuse area. The land fill has banned the disposal of these items. These items must be recycled at an approved facility. Persons illegally dumping these items will be subject to a \$100 service charge.

Household garbage: Most any refuse generated on your campsite may be put in to the household trailer. **Items that may not be put into this trailer include;** TV's, appliances with Freon (refrigerators and air conditioners), tires, motor oil, free liquids (paint and stains), hazardous materials, batteries, LP tanks, gasoline tanks, and flammable liquids.

Construction and Demolition Debris: Most any material used in the construction of a building or in the demolition of a structure may be put into the C&D trailer. This includes dimensional lumber, shingles, concrete blocks, windows and doors. **Items that may not be put into this trailer include;** TV's, household refuse, appliances with Freon (refrigerators and air conditioners), tires, motor oil, free liquids (paint and stains), hazardous materials, batteries, LP tanks, gasoline tanks, and flammable liquids.

Refrigerators: Any refrigerator that is generated within the Camplands will be accepted in the junk metal bin. **However, they must be red tagged and certified as Freon free.** You may contact your preferred heating and cooling company to have this done or contact Alyeska's office to have this service performed. A charge of \$40 is required for the removal of Freon from each refrigerator or appliances with Freon. Persons illegally dumping a non red tagged appliance will be assessed a \$100 service charge for the proper disposal of the appliance.

Tires: Golf cart tires are the only tires that will be accepted, providing they are generated within the Camplands. NO automobile or truck tires should be generated within the Camplands and will **not** be accepted. Persons illegally dumping a tire will be assessed a \$20 service charge for the proper disposal of the tire.

Batteries: Golf cart batteries generated within the Camplands will be accepted. A separate storage area will be constructed to hold batteries and they will be recycled. Persons illegally disposing a battery into the trailers will be assessed a \$100 service charge for the removal and proper disposal of the battery.

Paint: Paint, stains, and roof coatings may be disposed of if they are **completely dried out.** You can store old paint cans with the lid off until they dry out or add kitty litter, sand, or dirt to adsorb the liquid until solid. Any person found to have illegally disposed of free liquids may be subject to criminal prosecution as subject to West Virginia Department of Environmental Protection's rules and regulations.

LP Tanks: Old LP tanks generated within the Camplands will be accepted in the junk metal recycling bin. Any person illegally disposing a tank into the trailers will be assessed a \$50 service charge for the removal and proper disposal of the tank.

Outside garbage: This area is for the use of Big Bear Lake property owners and their guest for the proper disposal of refuse generated within the Camplands. **Absolutely no outside garbage will be accepted!** Persons illegally disposing of non Campland generated garbage will be subject to service charges of at least \$100 and may be charged with "Theft of an unpaid service".

Scavenging: Absolutely NO scavenging will be permitted. Any person found to remove recyclable metals is stealing from the POA and will be charged accordingly.

Please note: Surveillance cameras and recording devices will be in place to enforce these rules.

Trailer Missing and Holiday Weekends: Occasionally, one may find the trailer in route to the landfill. If possible, please return later in the day to dispose of your trash. (It is estimated a round trip to the landfill takes around 4 hours). Properly bagged garbage may be left next to the fence in the event you can not return later for proper disposal. During high volume holiday weekends, we will have attendants to assist in collecting garbage and will use both trailers for household refuse to support disposal on these heavy usage weekends.

*Please help us to keep Big Bear Lake clean and green with the proper use of the refuse area.
Your cooperation is greatly appreciated*



Policy for Receiving Owners Cards, Stickers, and Passes

CARDS AND STICKERS FOR LOT OWNERS - Property owners only, may pick up in person at either office. Owners will receive a card or sticker per name on the deed. You may also request that these be sent to you in the mail.

PASSES - Two annual passes are issued per assessment fee paid. Three additional passes may be purchased at \$10.60 per pass. Passes are sold to property owners only.

REPLACEMENT PASSES are also available in the case of your card being lost or destroyed for a fee of \$10.60.

Aleutian Territory 2012 Schedule of Events

Welcome back everyone!

Please check out our Bulletin Board at Pavilion for Special Events.

April 28	7:00 P.M., First Bingo of the Season
May 12	7:00 P.M., Bingo
May 19	10:00 A.M., 1st Territory Meeting for the year.
May 25	8:00 P.M., Late Night Bingo
May 26	7:00 P.M., Bingo
June 9	7:00 P.M., Bingo
June 16.....	10:00 A.M., Territory Meeting
June 23	7:00 P.M., Bingo

Anchorage Territory 2012 Calendar of Events

Big Bear Lake
President: Rick Earle
Ron Peck: Vice President
Treasurer: Dot Carpenter
Secretary: Leah Earle

All events at Anchorage Area Pavilion

- May 19th6:00PM AN Area Meeting
(Agenda: completion of parking area, completion of kitchen area, replacement of basketball hoop, purchase of playground items and clean up)
- June 16th10:00-2:00 Bake Sale
- June 16th2:15 PM AN Area Meeting:
V. President: Ron Peck
- July 21st10:00-2:00 Bake Sale
- July 21st ...2:15 PM AN Area Meeting: President: Rick Earle
- Aug 18th10:00-2:00 Bake Sale
- Aug 18th ...2:15 PM AN Area Meeting: President: Rick Earle
(Agenda: future schedule)

Bake Sale: always include: funnel cakes, hot dogs, baked goods, and homemade food

KE & KL Territory 2012 Calendar of Events

(Note: Calendar subject to Change)

- May 12EARLY BIRD POKER RUN 4pm – 6pm
- May 19Territory Meeting 10 am
- May 26BINGO 12:30 pm (first scheduled bingo)
POKER RUN 6:30 pm – 8:30 pm
- June 2BINGO 12:30 pm
- June 9Territory Meeting 10 am
BINGO 12:30 pm
- June 16BINGO 12:30 pm
POKER RUN 6:30 pm – 8:30 pm
- June 23BINGO 12:30 pm
- June 30BINGO 12:30 pm
ICE CREAM SOCIAL 6:30 pm – 8:30 pm
- July 6POKER RUN 6:30 pm – 8:30 pm
- July 7BINGO 12:30 pm
- July 14Territory Meeting 10 am (No bingo)
KIDS DAY 4 pm – 6 pm
- July 21BINGO 12:30 pm
- July 28BINGO 12:30 pm
WILD CARD POKER RUN 6:30 pm – 8:30 pm
- Aug 3KIDS BINGO 7 pm – 8:30 pm
- Aug 4BINGO 12:30 pm
- Aug 11Territory Meeting 10 am
BINGO 12:30 pm
- Aug 18BINGO 12:30 pm
POKER RUN 6:30 pm – 8:30 pm
- Aug 25BINGO 12:30 pm
NASCAR EVENING PARTY
- Sept 1BINGO 12:30 pm (last schedule bingo)
POKER RUN 6:30 pm – 8:30 pm
- Sept 2GOSPEL SINGING 2 pm
Cover Dish following Gospel singing
- Sept 8Territory Meeting 10 am
WVU FOOTBALL GAME PARTY game time
- Sept 15TERRITORY BLOCK PARTY 7 pm
- Oct 6HALLOWEEN PARTY 7 pm

Alaskan Village 2012 Schedule of Events

- April 28Open-up work party, 10:00 a.m.
- May 5Flea Market, 8:00 a.m. to Noon
- May 12Work Party
build swing set & clean up playground 10:00 a.m.
- May 19Dinner and Meeting, 6:00 p.m.
- May 26Horseshoe Tournament, 11:00 a.m.
- May 27Special Bingo, 7:15 p.m.
- June 9Flea Market, 8:00am-12:00 Noon
- June 16Dinner & Meeting, 6:00 p.m.
- July 7Breakfast, 7:30 p.m.-10:30 p.m.
- July 14Flea Market, 8:00 a.m.-12:00 p.m.
Kid's Book Bingo, 2:00 p.m.
- July 21Dinner & Meeting, 6:00 p.m.
- July 28Bauer Reunion "Private"
- August 4Kid's Day, Time TBA
- August 11Flea Market, 8:00 a.m. to Noon
- August 18Dinner and Meeting, 6:00 p.m.
- August 25Bear Hunt, Noon
- September 1Horseshoe Tournament, 11:00 a.m.
- September 2Special Bingo, 7:15 p.m.
- September 8Flea Market, 8:00 a.m. to Noon
- September 15Luncheon and Meeting, 1:00 a.m.
- September 29Close-up Work Party, 10:00 a.m.

Reminders

- Electric and Assessment Tickets - see Sylvia Carr to buy or sell
See Bill Jackson for Lottery Tickets in June/July/August
Remember to save your Aluminum cans for the Village; box at Bill Jackson's Lot
Help is always needed and appreciated at Bingo
Bingo - May 4 to September 14
Every Friday night beginning at 7:15 p.m.
All events subject to change
Check the board at entrance to Village each week for any necessary changes

Yukon/Prospect Territory 2012 Schedule

- April 28Monthly Meeting, 10:00am
- May 26Monthly Meeting, 10:00am
- May 27Poker Run, 5:00-7:00pm
Sign in, 4:00-5:00pm
DJ / Band, 7:00- 10:30pm (Refreshments will be available)
- June 9Kid's Day, 1:00-3:00pm
- June 17Kid's Craft Day (Father's Day), 1:00-3:00pm
- June 30Monthly Meeting, 10:00am
Poker Run, 5:00- 7:00pm
Sign in, 4:00-5:00pm (Refreshments will be available)
- July 14Flea Market, 1:00- 4:00
- July 28Monthly Meeting, 10:00am
Charity Poker Run, 5:00- 7:00 pm
Sign in, 4:00- 5:00pm (Refreshments will be available)
- August 11Pasta Dinner, 2:00- 4:00pm
Poker Run, 5:00- 7:00
Sign in, 4:00-5:00pm (Refreshments will be available)
- August 25Monthly Meeting, 10:00am
- September 1Poker Run, 5:00- 7:00pm
Sign in, 4:00- 5:00pm
DJ/ Band, 7:00-10:30pm
- September 29Monthly Meeting, 10:00 am

Come and meet the new officers. Have any suggestions? Please come and let us know. Meetings are on the last Saturday of every month at 10:00am. Hope to see you there.

Schedule is subject to change, we would like to add more. Have a great Summer!

Big Bear Real Estate

450 Big Bear Lake Road, Bruceton Mills, WV 26525 • 304-379-6411
 Broker: Nancy Garbart Friend



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450 Big Bear Lake Road, Bruceton Mills, WV 26525

www.bigbearwv.com

304-379-6411

Broker: Nancy Garbart Friend

Big Bear Territory 2012 Schedule of Events

- May 19.....Covered Dish Dinner and meeting, 6:00pm
- May 26.....Memorial Day Weekend Breakfast, 8:00am
- June 9.....Oldies Night and Games, 8:00am
- June 16.....Covered Dish Dinner and Meeting, 6:00pm
- June 23.....Karaoke, 8:00pm
- July 7.....Fish Fry Dinner, 12 noon
 Karaoke, 8:00pm
- July 21.....Covered Dish Dinner and Meeting, 6:00pm
- July 25.....Poker Run and Food, 12:00pm
- August 4.....Ice cream Social, 7:00pm
- August 18.....Corn Roast, Hot Dogs and Hamburgers,
 Dinner Meeting and Elections, 6:00pm
- August 25.....Karaoke, 8:00pm
- September 1.....Labor Day Weekend Breakfast, 8:00am
- September 15.....Brunch, 11:00am
- September 22.....Karaoke, 8:00pm

OFFICERS

- President – Bob Smith BB417
- VP – Ron Hunt BB453
- Secretary – Lori Gennuso BB363
- Treasurer – Lindy Straight BB344

Porch Enclosures To Be Removed by April 15

Property owners are permitted to close up their porches for the winter. These enclosures are meant to be TEMPORARY as to protect the wood porch decking and various other personal possessions from the harsh winter rain and snow. The Camplands has an October 15-April 15 rule. The October 15-April 15 Rule is:

The porch closure cannot go up until October 15, unless your electric expired before that and you were closing up before October 15. The porch close up has to be removed by April 15. Plexiglass over or under screening can be used to close up for the winter. However, it must be removed, just as windows, by April 15.

The POA has an obligation to all property owners to enforce the Declaration of Restrictions and Covenants, and The Code of Conduct (page 7, section G, part 3) as it pertains to proper closures. The Code of Conduct provides the ability to fine Property Owners an initial \$100 for non-compliance and an additional \$20 a day until compliance is confirmed. The POA has had to file injunctive suits in Circuit Court to force property owners to remove illegal room additions and closures from their RV's. We will continue to file these suits as needed. Owners who close up for the winter and refuse to open the following spring are candidates for these legal actions.

Sewage Pumping Information

Some common questions have been asked by property owners over the past several years concerning using their RV sewage holding tank and Alyeska's pumping service. Here are some helpful tips and answers to these questions. These tips will be helpful whether you are using Alyeska's pumping service or you tote your own.

1. The sewage holding tank should have 1 to 2 inches of water (approximately 5 gallons) in the tank before using.
2. A liquid holding tank deodorant should be used to control odors and help break down toilet tissue. However, please do not use any deodorant containing formaldehyde. It is environmentally detrimental to our sewage lagoons.
3. A specially formulated, rapid dissolving toilet tissue should be used. Toilet tissue is the most common cause of tank blockage.
4. You should completely fill up your holding tank with water prior to having your tank emptied. Sewage needs to be fluid in order to be removed from the holding tank.
5. Have your tank emptied frequently. Allowing sewage to remain in the holding tank for a long period of time will cause unpleasant odors. It may also allow solids to build up, therefore making it difficult to completely empty the tank.
6. Visually inspect the tank for accumulation of solids. This can be done by looking down your toilet into the tank. This can be very deceptive due to the fact that tanks are shallow. Holding tanks are generally only six to eight inches deep. A stick can be used to locate the bottom of the tank to determine how much matter is left. Extra water will need to be added while the holding tank is being pumped if you find a buildup of solids. Alyeska's pumper is not able to remove built up solid matter that is not free flowing. The solid matter must be flushed out.
7. Visually inspect the outside of the tank and dumping valve for leakage. A leaky valve allows the liquid to run out and the solid matter to build up.
8. Lubricating the dump valve while the tank is empty will prolong its life and make its operation much easier. There are specific additives that can be put into the tank or a silicon lubricant can be applied directly to the valve.
9. It is highly recommended that you visually inspect inside your tank before closing for the winter. Never assume the tank is empty even with the dumping valve open.
10. If you tote your own sewage to the holding tank at a comfort station, please do not wash out your tote at the drinking water tap.

Flea Market Sign Up

A few years ago we received a letter from the *Coach* apparel maker. They were informing the Big Bear Lake Property Owners Association that one of the vendors at the Flea Market was selling counterfeit *Coach* purses and other non-licensed apparel. This is a violation of federal copyright laws and carries a fine of up to \$100,000. As operators of the flea market, the POA can be held responsible for the fine and must take action to prohibit any illegal activities.

The flea market signup will include a signed usage agreement from the property owner. It will verify that the property owner knows the rules and agrees to abide by them.

Rules will be effective for the 2012 season and will be strictly enforced. They include:

- Only a property owner in good standing may reserve a site.
- No sites may be resold, leased, rented or occupied by anyone other than the property owner reserving the site.
- Property owners agree not to sell any counterfeit goods protected by copyrights, trademarks, patents or are otherwise prohibited by law.
- No property owner, guest or vendor may set up outside of the designated flea market area.

Spring Comfort Station Opening

As the weather warms up, Big Bear staff begins to open up the comfort stations. As stations are opened they are posted at the guard house, offices, and the country store. We anticipate that all stations will be open by May 1st, 2012.

Check us out on the Web and Facebook!

www.bigbearwv.com

Facebook: Big Bear Lake Camplands



2012 Flea Market Signup

May 5th @ 10:00 a.m. in the community building

- 2012 FLEA MARKET DATES -
Memorial Day — May 26th, and 27th
4th of July Holiday — July 7th and 8th
Labor Day-September — 1st and 2nd

Big Bear Lake Property Owners Association

450 Big Bear Lake Road
Bruceeton Mills, WV 26525-6064

Phone: 304-379-4382
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