



Big Bear Lake Camplands

The Bear Facts Newsletter

Volume 33 Issue 1

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

Spring Edition 2013

Business Office Hours

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

Beginning April 13th 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.

Sales Office Hours

In the Spring of 2013 the sales office is open 9 A.M. to 5 P.M. In March the dates are: 15, 16, 17, 22, 23, 28, 29, 30.

April begins the regularly scheduled days of being closed on Tuesday and Wednesday, and open Thursday through Monday.

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

Store Hours

The Big Bear Lake Country Store will open, weather permitting, beginning weekends in April.

Call 304-379-3334 for more information.

Phone Numbers

Business Office
304-379-4382

Sales Office
304-379-6411

Security Gate
304-379-8641

Store
304-379-3334

Follow Us On



www.bigbearwv.com

Recreation News

Holiday Events 2013

March 30th- 3:00 pm.3rd annual Easter Egg Hunt.

Behind the Community Building. 12-under please. 5 eggs per child.

Bring a basket or a bag. Special prizes also. Weather Permitting!!

MEMORIAL DAY WEEKEND

May 25thKids Crafts, 1pm at the Waterpark

Dance: Intent Band, outdoor concert, 7pm (indoors for bad weather)

May 26thCPW Wrestling,

Noon at the Community Building, \$6; Dance: Johnny Freak, 7pm

Outdoor Concert Weather Permitting

WEB: Check us out on the Web and Facebook!

www.bigbearwv.com

Facebook: Big Bear Lake Camplands



Ramp Dinner Tradition Continued

The Paul Garbart Old Time Ramp Dinner will be held on April 27, 2013, at the Big Bear Pavilion from 12 to 2. This event was held for several years by Mr. Garbart and was one of his favorites. Last year, to celebrate the 40th anniversary of the camplands, the dinner was begun again. This year the Big Bear Territory and the Alaskan Village Territory will work together to bring you this fine dinner. Donations will be accepted to benefit Big Bear and Alaskan Village Territories Pavilions. If you have any Big Bear memorabilia or old pictures, feel free to bring them along to share.

2013 FLEA MARKET DATES:

Memorial Day — May 25th, and 26th

4th of July Holiday — July 6th and 7th

Labor Day — August 31st and September 1st

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.

Big Bear Real Estate

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



— Services Being Offered —

- Advertisement of your lot in newspapers and our website
- Assist you in the sale price
- Professional sales people with a through knowledge of your properties location and advantages to a prospective purchaser
- Provide a complete tour of all facilities
- Contact you with all offers for your approval
- Represent you at the closing

450 Big Bear Lake Road, Bruceton Mills, WV 26525

www.bigbearwv.com

304-379-6411

Broker: Nancy Garbart Friend

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.

Super Storm Sandy

Some days Storm Sandy seems like a distant nightmare, others just like a nightmare that won't stop. Unless you were lucky enough to be somewhere else, you may know what I mean. The super storm that hit us last October was unlike any other that has hit Big Bear. Ten days without power, tens of thousands of broken trees, power lines down everywhere. Fortunately, the two to four feet of extremely heavy snow did little damage to the campers within Big Bear. As our camping families return for the season, a few things will need to be remembered.

Dangerous Trees: Many trees have broken limbs dangling overhead and could fall at any time. Extra caution should be taken when using your camp or in the woods. It would be advisable to have any dangerous limbs removed by a licensed and insured tree service. No tree cut permits are needed to remove damaged limbs or trees that have fallen. A tree cut permit will be required to remove any tree that is standing. Property owners may be responsible for damages to others while removing trees.

Electric Service: A significant amount of damage has occurred to the electrical distribution system. About 40% of the power lines were on the ground, with numerous broken poles in several areas. Most power lines have been re-hung and service has been restored to all but a few spots. We expect to have all major work completed by the end of March. We will then concentrate on individual services until all have been repaired. A lot of non-essential work will remain to be completed throughout the spring and summer. We would ask that if you plan to have your service turned on in March or early April that you let us know as soon as possible so that we can make repairs to your service if needed. We would also ask that you report any problems with your service to the office. — Mark Schooley



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 2013 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

Liability insurance coverage is required on any golf cart used within the Campland. Proof of insurance is required to register and must remain with their golf cart starting as of 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. Property Owners must make sure that their coverage will cover the cart while being operated on the roads within the camplands. Some owners have mistakenly thought they had coverage, but their policy only covers the cart when on the owner's lot.

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

- Nationwide, Kingwood, WV 304-329-1440, Jeff Smith Agency
- 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, have proof of insurance, and have a 2013 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.

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

2013 Dance Schedule and Community Center Events

May 4th.....	Short Brothers
May 11th.....	Nic of Tyme
May 18th.....	Crazy Nites
May 25th.....	Intent (Outside concert, Weather Permitting, otherwise inside)
May 26th.....	Johnny Freak (Outside concert, Weather Permitting, otherwise inside)
June 1st.....	Silver Dollar Band
June 8th.....	Branded Band
June 15th.....	Mountain-festival - A Wild Rumpus (at the airstrip)
June 22nd.....	Rockin Rednecks
June 29th.....	Eighties Enough (Outdoor concert, Weather Permitting, otherwise inside)
July 5th.....	Rustic Highway (Outdoor Concert, Weather Permitting, otherwise inside)
July 6th.....	Davisson Brothers – 6-9pm, \$10 adults/\$6 Kids 12-under (Outdoor Concert, Weather Permitting, otherwise inside)
July 13th.....	The Virgins
July 20th.....	Black Dog Hollow
July 27th.....	Branded Band
August 3rd.....	TBA
August 10th.....	The Cellar Dwellers
August 17th.....	Rockin Rednecks
August 24th.....	Branded Band
August 31st.....	Intent (Outdoor Concert, Weather Permitting, otherwise inside)
September 1st.....	Eighties Enough (Outdoor Concert, weather permitting, otherwise inside)
September 7th.....	The Virgins
September 14th.....	Silver Dollar Band
September 21st.....	TBA
September 28th.....	Cellar Dwellers
October 5th.....	TBA
October 12th.....	TBA
October 19th.....	TBA
October 26th.....	TBA (Halloween Dance)

***For Band booking please email
hbury98@hotmail.com or call Heather at
304-216-4467 after January 1st.***

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. Employees are needed for:

- Recreation staff • Water Park staff: Lifeguards included**
Maintenance crew • Store cashiers • Security staff
CDL Licensed Driver

Holiday Restrictions on Golf Carts Apply

ANY golf cart rented from an authorized dealer, must also observe the restriction on Alaskan Boulevard on Memorial Day, July 4th, and Labor Day weekend holidays. No golf carts are allowed to drive on Alaskan Boulevard from the Yukon Trail intersection (past the Country Store) down to the security gate on these holiday weekends.

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.



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Electric Service 2013

In this newsletter you will find the electric box rental fees for the 2013 camping year. 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 29th. Please note there is a six month minimum fee for electric service. **Therefore, any electric requests made after May 1st must continue until October 27, 2013.**

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 and fines to obtain electric service)

2013 Summer Electric Dates and Rates

Dates of Service	# of days	Amount
03/29 THRU 09/30	186	\$234.36
03/29 THRU 10/06	192	\$241.96
03/29 THRU 10/13	199	\$250.74
03/29 THRU 10/20	206	\$259.56
03/29 THRU 10/27	213	\$268.38
04/05 THRU 10/06	185	\$233.10
04/05 THRU 10/13	192	\$241.92
04/05 THRU 10/20	199	\$250.74
04/05 THRU 10/27	206	\$259.56
04/12 THRU 10/06	178	\$224.28
04/12 THRU 10/13	185	\$233.10
04/12 THRU 10/20	192	\$241.92
04/12 THRU 10/27	199	\$250.74
04/19 THRU 10/06	171	\$215.46
04/19 THRU 10/13	178	\$224.28
04/19 THRU 10/20	185	\$233.10
04/19 THRU 10/27	192	\$241.92
04/26 THRU 10/06	164	\$206.64
04/26 THRU 10/13	171	\$215.46
04/26 THRU 10/20	178	\$224.28
4/26 THRU 10/27	185	\$233.10
05/03 THRU 10/27	178	\$224.28
05/10 THRU 10/27	171	\$215.46
05/17 THRU 10/27	164	\$206.64
05/24 THRU 10/27	157	\$197.82
05/31 THRU 10/27	150	\$189.00
06/07 THRU 10/27	143	\$180.18
06/14 THRU 10/27	136	\$171.36
06/21 THRU 10/27	129	\$162.54
06/28 THRU 10/27	122	\$153.72
07/05 THRU 10/27	115	\$144.90
07/12 THRU 10/27	108	\$136.08
07/19 THRU 10/27	101	\$127.26
07/26 THRU 10/27	94	\$118.44
08/02 THRU 10/27	87	\$109.62
08/09 THRU 10/27	80	\$100.80
08/16 THRU 10/27	73	\$91.98
08/23 THRU 10/27	66	\$83.16
08/30 THRU 10/27	59	\$74.34
09/06 THRU 10/27	52	\$65.52
09/13 THRU 10/27	45	\$56.70
09/20 THRU 10/27	38	\$47.88
09/27 THRU 10/27	31	\$39.06

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 preformed. 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.

Reminder From Business Office About Due Dates of Assessments

To help reduce the amount of overdue assessments the following schedule will be followed to insure that assessment dollars are collected timely.

- Billings mailed January 1, 2013
- AV, WR, SVT, SVE are considered past due after March 1, 2013
- All other territories are considered past due after June 1, 2013
- Interest is added monthly to all past due accounts at 1.5%
- AV, WR, SVT, SVE that are not paid in full or have payment arrangements will be considered delinquent and subjected to other collection methods after August 1, 2013
- All other territories SVE that are not paid in full or have payment arrangements will be considered delinquent and subjected to other collection methods after September 1, 2013

If you are not able to pay the assessment that is due, please call the business office for possible solutions at 304-379-4382.

Changes In Credit Card Processing

Effective January 27, 2013, Visa and MasterCard is allowing businesses to add a surcharge to recoup the swipe fee paid for accepting their credit cards. This fee can be up to 4% and costs the POA thousands of dollars each year. This expense reduces the amount of money the POA has to operate the camplands and now can be recouped.

We are in the process of implementing this surcharge with our credit card processor and expect the rules that need to be followed to be out within the next thirty days. Our tentative time frame to implement would be June 1, 2013. Disclosure signage will be posted at the point of entry and at the point of sale when these charges are added. This does not affect any transaction processed as a debit card.

Owner's can avoid these charges by paying with a check, cash or debit card. If you are going to pay by credit card you should do so before June 1, 2013 to avoid any additional charges.



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Chip Wilson – Cell 304.888.6777
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Owners Rodney Bird & Connie Bird

Licence #122595

MHIC-87969

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Fully Insured



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724-880-3865

Licence #2253-0083

Alaskan Village - 2013

2013 OFFICERS

GARY LLEWELLYN - 301-268-3185 - AV 2205 • GEORGE KELLEY - 724-998-7587 - AV 2453
CATHIE YUTZY - 301-876-8644 - AV 2171 • JOYCE HOLLEN - 330-323-4264 - AV 2277
SUE MATTHEWS - 724-439-0443 - AV 2002

April 20.....	Work Party	10 am.....	Gary Llewellyn and Lynn Carr
May 3.....	Bingo	7:15 pm.....	Myra Lou Miller
May 10.....	Bingo	7:15 pm.....	Myra Lou Miller
May 11.....	Flea Market	8 am-Noon	Rose Llewellyn
May 17.....	Bingo	7:15 pm.....	Myra Lou Miller
May 18.....	Golf Cart Reg.....	1-3 pm	Sylvia Carr
			Meeting (no meal) 6 pm
May 24.....	Bingo	7:15 pm.....	Myra Lou Miller
May 26.....	Special Bingo	7:15 pm.....	Myra Lou Miller
May 31.....	Bingo	7:15 pm.....	Myra Lou Miller
June 7.....	Bingo	7:15 pm.....	Myra Lou Miller
June 8.....	Flea Market	8am-Noon	Rose Llewellyn
June 14.....	Bingo	7:15 pm.....	Myra Lou Miller
June 15.....	Meeting.....	6 pm	
June 21.....	Bingo	7:15 pm.....	Myra Lou Miller
June 22.....	Kids Book Bingo.....	11 am.....	Sue Matthew and Joyce Hollen
June 28.....	Bingo	7:15 pm.....	Myra Lou Miller
June 29.....	Family Fun Night.....	6-8 pm	Joyce Hollen and Sue Matthew
July 5.....	Bingo	7-15 pm.....	Myra Lou Miller
July 6.....	Breakfast	7:30-10:30	Lynn Carr and George Kelley
July 12.....	Bingo	7-15 pm.....	Myra Lou Miller
July 13.....	Flea Market	8am-Noon	Rose Llewellyn
	Wine and Cheese.....	7 pm.....	Joyce Hollen
July 19.....	Bingo	7:15 pm.....	Myra Lou Miller
July 20.....	Meeting.....	6 pm	
July 26.....	Bingo	7-15 pm	Myra Lou Miller
July 27.....	Poker Run	Noon-2pm	George Kelley and Bob Simpson
	Karaoke.....	8-11 pm	George Kelley
August 2.....	Bingo	7:15 pm	Myra Lou Miller
August 3.....	Bear Hunt.....	Noon	Lynn and Sylvia Carr

Alaskan Village proceeds pay for pavilion insurance and pavilion activities, including finishing the playground.



Golf Cart Sales and Service

304-816-0109

BigBear@Kneppco.com

www.Kneppco.com

Store Hours:

Monday: 10-6
Tuesday: Closed
Wednesday: Closed
Thursday: 10-6
Friday: 10-7
Saturday: 10-7
Sunday: Noon-5

New and Used Sales

Rental Units: 2,4&6 Seaters

OEM and Aftermarket Parts
and Accesories

Custom Builds



Across the street from the Big Bear Lake Country Store

Servicing:



Bearfoot Springs Ticket Schedule 2013

— 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

In 2011 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 (2013/2014 fees)
- 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 27th. The normal schedule will be every Wednesday through November 6th. 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

NOTE: RV's that have additional tanks and pump valves will need to tell the office and pay an additional \$10.60 per hook-up.

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

Yukon Elections To Be Held

Special Election Announcement:

The POA Board of Directors will be holding a special election to fill the unexpired offices of Vice President and Secretary/Treasurer of the Yukon/Prospect Building and Recreation Activities Committee. Nominations will be held at 10:00am on April 27, 2013 at the territory building. Anyone interested in serving as an officer must attend the meeting and meet the requirements of Article II, Section 1 of the Yukon/Prospect Building & Recreation Committee By-Laws. Elections will be held at 10:00am on May 18, 2013. No Proxy voting will be permitted and only one vote per lot owned as allowed per By-Laws. These officers will remain in office until normal elections can be held at the August annual meeting.

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, 2013

The five winter comfort stations that are currently open are: 5 (water park station), 22, 28, 38 and 46.

FLEA MARKET DATES AND VENDOR SIGN -UP

Flea Market Sign -Up to be Held May 4th, at 10:00 A.M. in the Community Building

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 2013 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.

For Your Information

A defibrillator is located at the guard house.

Big Bear Lake Property Owners Association

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

Phone: 304-379-4382
www.bigbearwv.com

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