

Spring



Newsletter

Volume 36 Issue 1

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

Spring Edition 2016

Office Hours

The Big Bear Lake office is now in one building. Look for the "OPEN" banner on the porch.

Currently open week days from 8-4PM. Saturday and Sunday 9-5 PM.

Starting April 1st, 8-5 PM Everyday!

With extended hours on holiday weekends.

Call 304-379-6411 OR
Call 304-379-6411

For information, pay by phone, or inquire about lot sales and tours.

Closed Saturday and Sunday Easter Weekend

Store Hours

The Big Bear Lake Country Store will open, weather permitting, beginning week-ends in April.

Call 304-379-3334 for more information.

Phone Numbers

Office

304-379-4382

304-379-6411

Security Gate

304-379-8641

Store

304-379-3334

Follow Us On



www.bigbearwv.com

Dear Fellow Campers

Finally, it is time to welcome everyone to the 2016 camping season! The first part of the Fall/Winter season was very mild and allowed the maintenance staff to make good progress on planned projects. Improvements have been made and many more are in the works for this upcoming camping season.

Mark Schooley is the Operations Director for the camplands and gave this report; "We plan to double the amount of roads receiving tar and chip this spring, spending around \$150,000. We are particularly excited that winter comfort station #46 is under construction. (Alaskan Village area) If you were a user of this station you will know the condition the building was in. The new station has a completely different design that is modern and meets current ADA regulations. We have added two additional restrooms to the main building that will better serve our families. One section is an all gender family room for campers needing a little more room and accessibility. The toilet will be chair height and have grab rails. The shower is oversized with a folding chair and grab rails. It will also have a baby changing station in it. The other section is an ADA compliant restroom that will have a roll-in shower for wheelchair accessibility. This station was built to have a long life span, be energy efficient and aesthetically pleasing. The project is funded by your capital improvement fees and has qualified for a REAP grant. We believe this station will set a standard for more stations to be replaced in the future."

One of last year's additions was a cell tower built and owned by US Cellular. The current tower is a permanent structure and has greatly increased access to customers using their service. Ongoing winter/spring work consists of painting comfort stations, replacing old sewage tanks from comfort stations, and removing the antiquated water slide from the Baby bear lake area.

I hope everyone had a wonderful new year and we look forward to seeing you soon!

Julie Friend Schooley, editor

Kids Easter Egg Hunt

March 26, 3:00 pm – Behind the Community Building.

(Weather permitting! Check the facebook page for cancellations!)

Kids 10-Under – Please bring your own bag or basket.

WEB: Check us out on the Web and Facebook!
www.bigbearwv.com

**Facebook: Big Bear Lake Camplands
Big Bear Real Estate**



The only two official Facebook sites at Big Bear Lake Camplands Management

Ramp Dinner to Be Held May 7th

The Paul Garbart Old Time Ramp Dinner will be held on May 7th, 2016, 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. This year the Big Bear Territory and the Alaskan Village Territory will work together to bring you this seasonal 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.

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.

2016 Policy Notifications:

- Owner's complementary seasonal pass for waterpark will be continued for 2016. (Per Capital Improvement Fee)
- Golf cart insurance will continue to be required. We are also suggesting that all owners have liability insurance on their camping lot.
- Golf cart registration fee will remain at \$10
- Annual guest passes will remain at \$15
- Daily guest passes will remain at \$3 per person per week
- Guest RV registration fee remains at \$20

Bearfoot Springs Waterpark looking for Certified Lifeguards!

Certification can be obtained in April at WVU Lifetime Activities or Uniontown YMCA.

Check your local areas for other classes. Certification fee will be reimbursed after July 4th weekend.

Big Bear Real Estate

450 Big Bear Lake Road, Bruceton Mills, WV 26525



— 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

304-379-4382 or 304-379-6411

Tara Helsley and Katy Shreeve: Real Estate Professionals
Nancy Garbart Friend: Broker

Receiving Owners Cards, Stickers, and Passes

Cards and Stickers for lot owners - Property owners only, may pick up in person at the office. Owners will receive a card or sticker per name on the deed.

Passes - Two annual passes are issued per assessment fee paid. Three additional passes may be purchased at \$15.00 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 \$15.00.

Annual Pass Use

- Property Owners are allotted TWO Annual Passes, at no cost, for each assessment made.
- Annual Passes are issued to **ONE person only**.
- Additional passes may be purchased. (Up to three passes)
- When Annual Pass holders come to the gate, they are admitted along with any guests or family members in the vehicle.
- Property Owners may purchase an unlimited amount of Visitor Passes.
- **ALL proceeds** from admitting guests go to the Property Owners Association and help pay for the extra use of facilities.

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. Plexiglas 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.

Special Notice – Golf Cart Policies

Golf carts are an excellent means of transportation and are just plain fun to cruise around the camplands in. 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 by other authorized territory personnel each year. Registrations may be obtained any time except holiday weekends and possibly other high volume event weekends at the guard house. All carts registered will be given a 2016 decal. The fee is \$10.00 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
- Hartley Insurance, Kingwood, WV, 304-324-2161, Chris Hartley
- Insurance Centers, Bruceton Mills, WV, 304-379-2260

General Golf Cart Regulations

1. All golf carts must be registered yearly, have proof of insurance, and have a 2016 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.

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 (from the Country Store) down to the security gate on these holiday weekends.

Permits Required for Work on Lots

All property owners must have an approved permit for many improvements on their lots. Permits are required for:

- Cutting of trees
- Building any structures: roofovers, porches, pavilions, storage buildings and fences.

Please allow 3-5 days to have a permit processed and approved. A \$20 fee is due when you pick up an approved permit.

**Building permits expire October 31st of each year.
Tree cutting permits expire December 31st of each year.**

Permits must be submitted by the person owning the property.

Employment Opportunities at Big Bear

Each Spring Alyeska and Big Bear Lake fill positions for the upcoming camping season. Seasonal employees may be needed and may begin applying in the office. Positions fill early for all areas. Interested persons may apply for positions in:

**Recreation — Maintenance Crew — Store Staff
Security Staff — CDL Licensed Drivers**

Dog Owners Notice

Many property owners enjoy bring their pets with them to camp and present little or no 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.

Electric Service 2016

In this newsletter you will find the electric box rental fees for the 2016 camping year. First, choose the start date for your electric service. 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 April 1st. Please note there is a six month minimum fee for electric service. **Therefore, any electric requests made after May 1, must continue until November 1, 2016.**

Please make your check out to Alyeska with your lot number and length of service indicated.

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

2016 Summer Electric Dates and Rates

March winter rates are \$2.75 per day
Call the office for information

Dates of Service	# of days	Amount
04/01/2016 thru 10/02/2016	185	\$238.65
04/01/2016 thru 10/09/2016	192	\$247.68
04/01/2016 thru 10/16/2016	199	\$256.71
04/01/2016 thru 10/23/2016	206	\$265.74
04/01/2016 thru 10/31/2016	214	\$276.06
04/08/2016 thru 10/09/2016	185	\$238.65
04/08/2016 thru 10/16/2016	192	\$247.68
04/08/2016 thru 10/23/2016	199	\$256.71
04/08/2016 thru 10/31/2016	207	\$267.03
04/15/2016 thru 10/16/2016	185	\$238.65
04/15/2016 thru 10/23/2016	192	\$247.68
04/15/2016 thru 10/31/2016	200	\$258.00
04/22/2016 thru 10/23/2016	185	\$238.65
04/22/2016 thru 10/31/2016	193	\$248.97
04/29/2016 thru 10/31/2016	186	\$239.94
05/06/2016 thru 10/31/2016	179	\$230.91
05/13/2016 thru 10/31/2016	172	\$221.88
05/20/2016 thru 10/31/2016	165	\$212.85
05/27/2016 thru 10/31/2016	158	\$203.82
06/03/2016 thru 10/31/2016	151	\$194.79
06/10/2016 thru 10/31/2016	144	\$185.76
06/17/2016 thru 10/31/2016	137	\$176.73
06/24/2016 thru 10/31/2016	130	\$167.70
07/01/2016 thru 10/31/2016	123	\$158.67
07/08/2016 thru 10/31/2016	116	\$149.64
07/15/2016 thru 10/31/2016	109	\$140.61
07/22/2016 thru 10/31/2016	102	\$131.58
07/29/2016 thru 10/31/2016	95	\$122.55
08/05/2016 thru 10/31/2016	88	\$113.52
08/12/2016 thru 10/31/2016	81	\$104.49
08/19/2016 thru 10/31/2016	74	\$95.46
08/26/2016 thru 10/31/2016	67	\$86.43
09/02/2016 thru 10/31/2016	60	\$77.40
09/09/2016 thru 10/31/2016	53	\$68.37
09/16/2016 thru 10/31/2016	46	\$59.34
09/23/2016 thru 10/31/2016	39	\$50.31
09/30/2016 thru 10/31/2016	32	\$41.28



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;** 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;** 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 guests 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



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 were mailed January 1, 2016
- * AV, WR, SVT, SVE are due on March 1, 2016
- * All other territories are due on June 1, 2016
- * ALL ACCOUNTS not paid in full within thirty days of the due date are considered delinquent and will be subject to collection through the Preston County Magistrate Court.
- * Interest is added monthly to all past due accounts at 1.5%

If you are not able to pay the assessment that is due, please call the office for possible solutions at 304-379-4382 or 304-379-6411.

2016 Bearfoot Springs Special Offers

— PRE-SEASON SALE OF ANNUAL PASSES —

January 1st to May 25th - Buy one pass at regular price and receive 25% off the second pass.
(discount given on passes of equal value or discount applies to less expensive pass)

Daily After 4PM Special – \$5.25 Adult • \$3.25 Child (tax included)

Grandparent Days – Every Friday and Monday!

Grandparent is admitted to water park FREE with a paying child.

Eight Pack of Passes for less than \$10 A Day! –

Buy a bundle of eight passes for \$79.99 an Adult • \$49.99 for child

Great for everyone and they never expire!!!

****Specials are for a limited time and are subject to change.***

**Weather
Permitting!**

**Fireworks this year will be
Sunday, July 3rd at 9:30pm!**

**Weather
Permitting!**

3 C's Construction

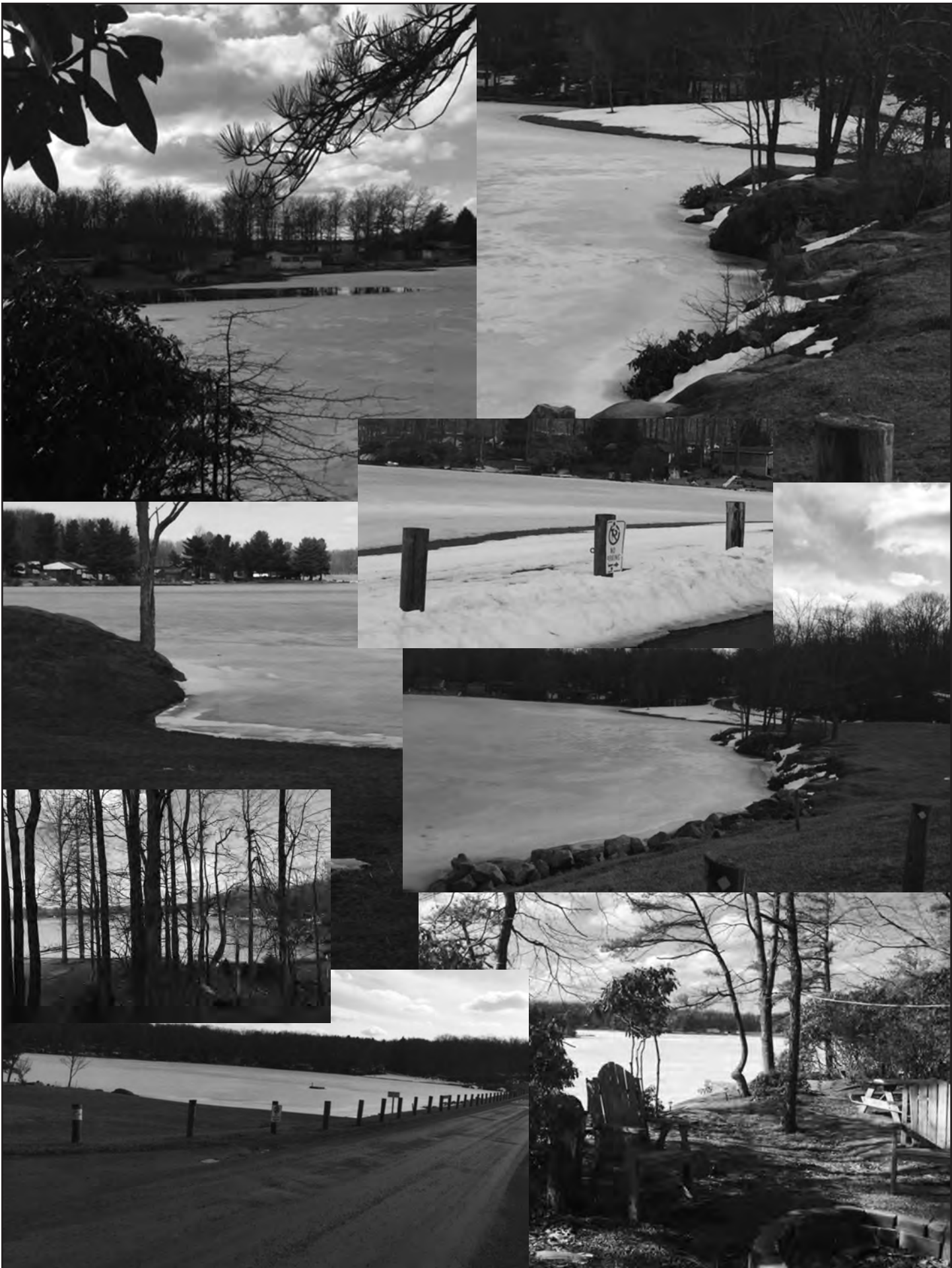


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SEWAGE PUMPING INFORMATION

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 Dates and Vendor Sign-Up

Flea Market Sign -Up to be Held May 14th, at 10:00 A.M. in the Office. 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.

2016 Flea Market Dates:
Memorial Day – May 28th and 29th
4th of July Holiday – July 2nd and 3rd
Labor Day – September 3rd and 4th

Fee structure for the 2016 Flea Market Area

The site fee for a vendor spot at the flea market will be \$100. This fee covers all three holiday weekend flea market activities per vendor. Sites are 10 x 40. All of the proceeds from the site fee go to the Property Owner's Association and help with the expense associated with the flea market.

Rules will be effective for the 2016 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.



AUTHORIZED **EZGO** DEALER

Store Hours:

Monday: 10-6
Thursday: 10-6
Friday: 10-6
Saturday: 10-6

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**Tentative
Band
Schedule**

May 7th.....TBA
 May 28thFunctional Chaos - Rock
 May 29thThe Hobbs Sisters - Country
 June 4thCellar Dwellars - Rock
 June 11.....Mountainfest - TBA
 June 18th.....TBA
 June 25thBranded Band - Rock
 July 2ndSunset Roosters - Rock
 July 3rdWyatt Turner - Country
 July 9thMichael Christopher - Country
 July 16th.....Nic of Tyme - Rock
 July 23rd.....Abilene Band - Rock
 July 30th.....TBA

**Anchorage Territory
2016 Calendar of Events**

May 21.....9:00 am.....Leaf Clean Up
 May 21.....12:00 pmElection of Officers
 June 18.....5:00-7:00 pm.....Poker Run
 June 18.....7:00 pmTerritory Meeting
 July 16.....11:00 am – 2:00 pmBake Sale
 July 16.....3:00 – 5:00 pmPoker Run
 July 16.....5:00 pmTerritory Meeting
 July 31.....11:00 am – 1:00 pmBingo Sunday
 August 20.....6:00 – 8:00 pmPoker Run
 August 20.....8:00 pmTerritory Meeting
 August 27.....12:00 pm.....
 Covered Dish Lunch w/chicken
 and corn roast for

Anchorage Property Owners only
 Hosted by Mr & Mrs Rick Buchko

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Preston County Clean Indoor Air Regulation of 2016

The Preston County Health Department has adopted a 100% Smoke-Free regulation prohibiting smoking and the use of electronic smoking devices in all enclosed public places. This regulation includes comfort stations, offices, community building, and territory buildings. Smoking is also prohibited where the general public assemble to engage in physical exercise, this would include the water park, mini-golf and all children’s playgrounds. This regulation does not apply a private residence (your lot and camper). Please be considerate of our children and non-smoking campers.



New station in Alaskan Village

Bearfoot Springs Ticket Schedule 2016

— 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*

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.

Sewage Tank Requirements

- Tank must be on concrete or off of ground for visual inspection.
- Tank and piping need to be properly valved and plumbed to prevent spills.
- Tank must be placed under camper.
- Valves need to be easily accessible.
- No sewage or grey water can be dumped on the ground.
- Valves must have a handle, be easily accessible, and be in good working condition.
- If using a tote tank, specific requirements must be met. Please ask for additional information and specifications.
- Volumes over 50 gallons or a 2nd connection will result in a higher pumping cost.

Property Owners continue to receive complementary waterpark passes

The POA Board of Directors has 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 (2016/2017 fees)
- Complementary passes have no cash value and can not be used for rain checks
- Complementary passes will only be issued at the office (you can not get it at the waterpark as the staff does not have access to your account there)
- Owners must have photo ID to obtain the pass
- Complementary passes are subject to the same rules as any other season pass
- NEW this year- If you do not want to use your free pass, you have the option to buy four day passes for \$10 instead. This is a \$51.96 value for \$10! These passes expire at the end of the 2016 season.

Honey-dipper Service

Please note service changes!

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

Pumping will begin on Tuesday and be completed on Wednesday, if needed. Payment must be received by close of business on Monday.

The first sewage pump of the season will be March 22nd. The **normal schedule will be every Tuesday through November 8th**. Please remember to add about 5 gallons of water and a deodorant to the tank before using.

The following options are available:

Tax not included:

1. \$17.20 per pump for single pump
2. \$14.28 per pump, minimum 10 pumps per season paid in advance
3. \$12.69 per pump, minimum 20 pumps per season paid in advance
4. \$44.95 for pump and flush
5. Tanks' which are greater than 50 gallons or have a second hook-up: additional \$10.95
6. \$46.50 Large Tank (250 gallons or more)
7. Immediate pumping request: additional cost \$30

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.

Alaskan Village - 2016

April 30	10:00 am	Work Party
May 6	7:15 pm	Bingo
May 7	12:00 to 2:00 pm	Mothers Day Craft
May 13	7:15 pm	Bingo
May 20	7:15 pm	Bingo
May 21	1:00 pm	Village Meeting
May 27	7:15 pm	Bingo
May 28	12:00 - 3:00 pm	Relay For Life / Poker Run
May 29	10:00 am	Horseshoe Tournament
May 29	7:15 pm	Bingo
June 3	7:15 pm	Bingo
June 4	1:00 pm	Movie Day
June 10	7:15 pm	Bingo
June 11	2:00 pm	Basketball Tournament
June 17	7:15 pm	Bingo
June 18	10:00 am - 12:00 pm	Father's Day Craft
June 18	1:00 pm	Village Meeting
June 24	7:15 pm	Bingo
June 25	1:00 - 3:00 pm	Poker Run
July 1	7:15 pm	Bingo
July 2	7:30 - 10:30 am	Breakfast
July 3	10:00 am	Corn Hole Tournament
July 8	7:15 pm	Bingo
July 9	11:00 am - 1:00 pm	Kids Bingo
July 15	7:15 pm	Bingo
July 16	10:00 am	Movie Day
July 16	1:00 pm	Village Meeting
July 16	7:00 - 9:00 pm	Kids Dance (under 15)
July 22	7:15 pm	Bingo
July 23	12:00 - 3:00 pm	Bear Hunt
July 29	7:15 pm	Bingo
July 30	4:00 - 6:00 pm	Creamed Chicken Dinner
July 30	7:00 - 8:00 pm	Kids Karaoke
July 30	8:00 - 11:00 pm	Karaoke
August 5	7:15 pm	Bingo
August 6	11:00 am - 1:00 pm	Kids Scavenger Hunt
August 12	7:15 pm	Bingo



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Big Bear Territory

2016 Approved Calendar

April 30.....	12:00 pm	Ramp Dinner
		Date may change due to growing season
May 14.....	6:00 pm	Dinner / Meeting
May 28.....	8:00 am	Memorial Day Breakfast
June 4.....	8:00 pm	Karaoke
June 25.....	6:00 pm	Dinner/Meeting
June 25.....	8:00 pm	Oldies Night
July 2.....	2:00-4:00 pm	Poker Run
July 3.....	7:00 pm	Golf Cart Parade
July 9.....	2:00 pm	Gospel Sing/Dinner
July 16.....	7:00 pm	Ice Cream Social
July 30.....	2:00 pm	Corn Hole Tournament
August 13.....	6:00 pm	Corn Roast/Election
August 13.....	8:00 pm	Oldies Night
August 20.....	2:00 pm	Poker Run
August 27.....	8:00 pm	Karaoke
September 3.....	8:00 am	Labor Day Breakfast
September 4.....	3:00 pm	Susan G. Komen Poker Run
September 17.....	11:00 am	Brunch/Meeting
September 24.....	8:00 pm	Karaoke

KE & KL Territory

2016 Approved Schedule

May 28.....	12:30	Bingo
May 28.....	4:00 - 6:00 pm	Poker Run
June 4.....	12:30	Bingo
June 4.....	4:00 - 6:00 pm	Poker Run
June 11.....	10:00 am	Territory Meeting
June 11.....	12:30 pm	Bingo
June 11.....	7:00 pm	Gospel Sing
June 18.....	12:30 pm	Bingo
June 18.....	3:00 - 5:00 pm	Poker Run
June 25.....	12:30 pm	Bingo
June 25.....	6:00 pm	
		KE/KL Territory Appreciation Day
July 2.....	12:30 pm	Bingo
July 2.....	4:00 - 6:00 pm	Poker Run
July 9.....	12:30 pm	Bingo
July 9.....	7:00 (doors open at 6:30 pm)	
		Cake and Pie Auction
July 16.....	10:00 am	Territory Meeting
July 16.....	12:30 pm	Bingo
July 16.....	5:00 - 7:00 pm	Poker Run
July 23.....	11:00 am - 1:00 pm	Kid's Day
July 23.....	6:00 - 8:00 pm	Teen Day
July 29.....	7:00 - 8:00 pm	Kid's Day
July 30.....	12:30 pm	Bingo
July 30.....	6:30 - 7:30 pm	Ice Cream Social
August 6.....	12:30 pm	Bingo
August 6.....	4:00 - 6:00 pm	
		Poker Run for Bruceton VFD
August 13.....	10:00 am	Territory Meeting
August 13.....	12:30 pm	Bingo
August 20.....	12:30 pm	Bingo
August 20.....	4:00 - 6:00 pm	Poker Run
August 27.....	12:30 pm	Bingo
September 3.....	12:30 pm	Bingo
September 3.....	4:00 - 6:00 pm	Poker Run
September 4.....	2:00 pm	
		Gospel Sing/Covered Dish Dinner
September 10.....	10:00 am	Territory Meeting
September 10.....	12:30 pm	Bingo
September 17.....	6:00 pm	Halloween Party

Yukon/Prospect Territory

2016 Approved Schedule

April 30.....	8:00-9:30 am	Free Breakfast
April 30.....	10:00 am	Territory Meeting
April 30.....	4:00-6:00 pm	Bingo
May 7.....	5:00-6:30 pm	Free Poker Run
May 21.....	12:00-3:00 pm	K-9 Unit
May 21.....	7:00 pm - 10:00 pm	
		Teen Karaoke (18 yrs and under)
May 28.....	10:00 am	Territory Meeting
May 28.....	6:30-8:00 pm	Poker Run (fundraiser for Wounded Warrior's)
May 29.....	12:00-3:00 pm	Purse Auction
June 4.....	12:00-3:00 pm	Wounded Warriors and Veterans Recognition
		Free Dinner - Guest Speaker
June 4.....	3:00 pm	Cornhole Tournament and Games
June 11.....	TBA	Veterans Day Cover Dish Dinner Hosted by Peggy and Tom Cramer
June 18.....	9:00 am - 1:00 pm	Flea Market
June 25.....	10:00 am	Territory Meeting
June 25.....	4:00-6:00 pm	Bingo
July 2.....	6:30-8:00 pm	Poker Run to benefit St Jude's
July 3.....	12:00-3:00 pm	Children Craft with Safety Pup (under 12yo)
July 9.....	TBA	Leach Reunion
July 16.....	7:00-10:00 pm	Karaoke
July 23.....	12:00-2:00 pm	Cabbage Roll Dinner
July 23.....	5:00-6:30 pm	Poker Run
July 30.....	10:00 am	Territory Meeting
July 30.....	4:00-6:00 pm	Bingo
August 13.....	12:00-4:00 pm	Cornhole Tournament, Corn Roast, Chinese Auction
August 13.....	5:00-6:30 pm	Free Poker Run
August 20.....	11:00 am - 1:00 pm	Hunter Safety DNR
August 20.....	2:00-4:00 pm	Deer Hunt
August 27.....	10:00 am	Territory Meeting
August 27.....	4:00-6:00 pm	Bingo
September 3.....	12:00-3:00 pm	Soup and Sandwich
September 3.....	5:00-6:30 pm	Poker Run
October 8.....	7:00-10:00 pm	Halloween Party

Aleutian Territory

2016 Approved Schedule

April 23.....	1:00 pm	Clean up Pavilion
April 30.....	1:00 pm	Soup and Sandwich
May 7.....	7:00 pm	Bingo
May 14.....	2:00 pm	Bike Safety
May 21.....	4:00 pm	Covered Dish Territory Meeting
May 28.....	1:00 pm	signups
		Cornhole (Kids under 12 and Adults)
June 4.....	9:00 am	Breakfast
June 4.....	7:00 pm	Bingo
June 18.....	1:00 - 3:00 pm	Poker Run
June 18.....	7:00 pm	Bingo
July 2.....	1:00	signups
		Cornhole (Kids under 12 and adults)
July 9.....	6:00 pm	Karaoke Competition
July 16.....	4:00 pm	Territory Meeting
July 16.....	7:00 pm	Bingo
July 30.....	12:00 pm	Kid's Day
July 30.....	7:00 pm	Bingo
August 6.....	7:00 pm	Bingo
August 13.....	1:00 - 3:00 pm	Poker Run
August 20.....	7:00 pm	Bingo
August 20.....	4:00 pm	Territory Meeting
August 27.....	4:00 pm	Wing Nite
September 3.....	1:00	signups
		Cornhole (Kids under 12 and Adults)
September 3.....	10:00 pm	Late niter Bingo
September 4.....	7:00 pm	Dance
September 17.....	4:00 pm	Territory Meeting
September 17.....	7:00 pm	Bingo
October 1.....	4:00 - 6:00 pm	Kids Halloween Party
October 1.....	7:00 - 11:00 pm	Adults Halloween Party

Big Bear Lake Property Owners Association

450 Big Bear Lake Road

Bruceton Mills, WV 26525-6064

Return Address Requested



Back again this coming season Zumba Fitness!

Ditch the Workout, Join the Party – Zumba Fitness Party! Saturday mornings at 10:00am at the Community Center. No experience necessary! If you love to dance, come join us! You'll have fun and burn calories at the same time! All levels welcome! Cost: \$5.00 a class. For more information, call Sandy at 412-680-8134 or email her at sandymoses@comcast.net. You can also visit her website at sandymoses.zumba.com

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

Please keep in mind that the water in the stations will freeze and damage pipes if the station is opened before the end of the freeze season. In many of your home areas this occurs much earlier in spring than in the high altitude of Big Bear Lake. It is not uncommon for snow and freezing to be reported for most of April.

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

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.

Annual Meeting Dates Set

The 2016 Territory Meeting will be on June 18th at 10:00 am at the Community Building.

This meeting is held annually in order that property owners may meet the POA Board of Directors and ask questions in an informal get together. **No sign up is necessary.**

ANNUAL PROPERTY OWNERS MEMBERSHIP MEETING

The Annual Meeting will be held in the Community Building on July 9, 2016 at 10:00 am.

This is a meeting with the general membership and the Board of Directors. Presentations are made about the budget, maintenance work, elections to the Board, and other items on the agenda. This is a formal meeting where members must inform the Directors if they wish to speak. Letters will be mailed to all property owners with more information about this meeting later in the summer along with their proxy for elections.