

SKIERS RAVE OVER NEW SKI SLOPES

Photo — Daily News-Record

"Certainly the best skiing anywhere south of Vermont", was the one comment on which everyone who came to Massanutten seemed to agree. Other appraisals of our slopes depended on whether the speaker was an expert or a beginner—or just an interested spectator.

The big story, though, was the fact that the slopes opened for business. Rain and unseasonably warm weather had meant many delays, but a cold spell came at the right time, and the first lift tickets were sold on February 10th. Although there was no fanfare, the word got around—and the skiers came—700 the first day. They skied, and they loved it. Apparently, they talked about it at home, because the crowd nearly doubled on the following weekend—not counting the 800 spectators! We had one more cold weekend; then the sun came out—setting new temperature records for this time of year; and as it was with all other slopes in this area, the skiing season was over.

But spirits were high around Massanutten. We knew we really had something. Good lifts, good snow-making equipment, good mechanical equipment—and a real good bunch of people working here—in rentals, ticket sales, snow crew, lift operators, instructors, ski patrol. The cafeteria wasn't open—but a skeleton crew saw to it that food and beverages were available.

According to Uel Gardner, Ski Area Director, there was nothing but praise for the new slopes. "We have been promising the best skiing between Vail and Vermont, and I think everyone left well satisfied. Most of the conversation was about No. 5 slope, of course. It's our

(Cont. Page 4)



The \$1 million ski lodge was even more impressive with its front yard full of snow. When George Nasta has our restaurant, cafeteria and club open for business, the Lodge will be one of the finest eating places in this part of the Valley. Everything should be in full swing by the time you read this. There will be more information in the next issue of Kettletter.

THE FIRST ISSUE OF OUR NEWSLETTER

To be published quarterly. This is the first step toward establishing a viable medium of communication with the ever-growing number of people who have decided that Massanutten is "the place to be." Our intent is to keep you aware of what we have done, what we are doing, and what we plan to do. We will make it factual and informative. This issue is devoted to skiing—Massanutten was "the

place to be" this winter.

From time to time, for special announcements to property owners, the *Kettletter* may be published as a single sheet. Our summer issue will be published about the first of July.

So, we wish ourselves "Good Luck!" Your comments will be welcomed and may be addressed to The Editor, *Kettletter*, Box 1227, Harrisonburg, VA 22801

Try it- You'll love it!

In they came—the young and not-so-young—to take a look at this new “skiing thing.” Too often those who want to try skiing, find the cost of equipment a little prohibitive for just “trying it out to see if they like it.” To them, the long rows of shiny black skis, and the racks of red and blue ski boots were a welcome sight.

Our rental inventory offers 700 complete sets of equipment. Our skis are by Olin—their Mark I Series D—a ski made especially for those who prefer to ski on short skis. Beconta provided us with Nordica boots, to which we attached Spademan bindings. As far as we know, not a single faulty binding.

Richard Erdman and his crew had worked diligently during the “down” season setting up the shop. The racks made selections of the proper skis an easy task. Boot sizes were clearly stamped on the back.

The Rental Shop did us proud. The traffic was kept moving—there were no long lines. Our well-equipped Repair Shop was kept busy putting together new equipment—and fixing up old. In their gold jackets, our staff in both shops looked, as well as acted, like real professionals.

Photo — Daily News-Record



SKI PATROL— RESCUE SQUADS EARN PRAISE

When a human with normal flesh and bones affixes a pair of waxed boards to his feet, and slides down a steep hill of slippery snow it is axiomatic that sooner or later he will fall and that once in a while there will be injuries. So really professional ski areas provide for those emergencies. Massanutten is fortunate, indeed, to have had the services of a well-qualified Ski Patrol as well as very cooperative, efficient local area Rescue Squads.

Ski Patrol members are dedicated skiers; our volunteers came from the Washington Metropolitan area. Although a great deal of their time is spent patrolling—looking for problems, assisting novice skiers in trouble, testing conditions, clearing the slopes at the end of the day, and so on—their most important job is to get to an injured person, with the stretcher-toboggan, and get him to the First Aid Area — safely and quickly. Their main responsibility is to find out “where it hurts”, use appropriate emergency immobilization techniques, and proceed to the first aid room at the Ski Lodge.

There, trained personnel from an area Rescue Squad take over. If it can be determined that the skier has suffered more than just wounded pride, he is put aboard the ambulance parked outside, and in no time is headed down Route 33 to the Emergency Room at Rockingham Hospital.

Accident reports are made out for even the most minor injury. Lots of questions are asked—about the skier's experience, and so on. During our 21 days of operation, 41 such reports were filed. There were no really serious accidents; ironically, the most seriously hurt skier was an expert with over 12 years experience.

That ambulance parked at the rear of the Ski Lodge may give you a little shiver, but it should also make you feel awfully good to know that it is there. Local Rescue Squad members are volunteers. As are the 14 members of our Ski Patrol. If you think of it next season, say “Thanks” to them.

“Beats anything I ever saw!”



Photo — Daily News-Record

“Beats anything I ever saw!” The remark came from one of our West Virginia construction men watching the giant helicopter snatch up a two-ton lift tower from the parking lot and head for the next foundation.

Everyone did his job well—the men who were constructing the foundations for the towers, and those who put the towers together. They followed instructions—and, to repeat, they did it well—but quite often shrug of the shoulders meant “Well, I guess they know what they're doin'.”

But one dismal cloudy day, they became believers, when all 39 towers were secured in their positions at the end of the day—the single day. Soon thereafter, a huge bear of a man arrived and began to thread steel cables through all those pulleys. Chairs were assembled, painted and hung on the cables. Many days of hard work.

But finally the day came when the boss pushed the “On” button. A few lights lit up that weren't supposed to, and there were a few strange noises here and there, but in short order, we had chair lifts going.

(Cont. Page 4)

"HOW DO YOU MAKE ALL THAT SNOW?"



Even experienced skiers, who have seen it happen hundreds of times, still marvel at the sight of 4 to 6 inches of brand new snow that wasn't there the day before.

Well, how *do* we do it? How do you cover 40 acres of slope space with 6 inches of new snow, (and almost always in the middle of the night)? Basically, it takes a good work plan, excellent equipment, a fine snow crew—and one heck of a lot of hard work.

First, a few words about the construction—which makes all the snowmaking possible. Once the slopes had been established, a three-pronged operation began: installation of the compressors, assembly of the 48 towers for the chair lifts, and the laying of over 15,000 feet of air and water lines to the 80 double-hydrants strategically placed on each of the slopes—from the top to the bottom. Knowledgeable planning and design produced the blueprints for overcoming the problems created by the terrain. The plans were carried out by predominantly local construction workers, most of whom had never *seen* a ski slope before, much less *work* on one. You might even imagine the look of disbelief on the face of a young driver of a cement truck, who, when he asked, "Where do you want this stuff?", was told, "Up there!"

But with all in order, just *how* is the snow made? Ideally, the best way to start is with the ground frozen good and hard to a depth of 6 or 8 inches. Then the snow will hold. Man-made snow is basically produced just like natural snow—particles of water hit sub-freezing air and turn into snow particles. Each of the 80 twin-hydrants mentioned earlier is an outlet from the

air line and the water line. Snow guns are brought to the hydrants, and their air and water hoses are hooked up. After the guns are properly located, the valves are opened manually. The force of the compressed air not only atomizes the water stream but also projects it out into the atmosphere as a fine mist, which hits the frigid air and falls to the ground as snow.

There exists a very carefully worked-out plan of operation which requires a good bit of work before the hydrants are turned on. The preliminary set-up is done during the daylight hours, while skiers are on the slopes. The next big question—and the crucial one—will it get cold enough? You may take it for granted that if the temperature and humidity are right, Gardner and Waddell will be making snow somewhere. During the day it might be on a slope that is closed down. Or perhaps off to one side, it is being made and stock-piled for later distribution. When the slopes are closed, the crew generally starts at the top and works its way down. Snow guns are pulled from one location to another by hand or by the Trackster. It is cold, hard, wet work. "The Kettle winds are pretty unpredictable" explained Uel Gardner, "and it means constant adjustment of the snow guns. There's no way to do that without getting wet."

Let's assume that all snow guns have been running all night—and there is new snow all over the place. Ready for skiing? Not quite. The

difference between a good slope and a poor one is the grooming—and we have the equipment to do it. A mound or ridge of snow is called a "mogul". After a day of just ordinary skiing, the slopes are full of them. A few hours of snow-making adds many more. The expert skier knows how to spot one and how to handle the problem. For the novice and intermediate skier, however, such uneven surfaces can be a nightmare. Grooming is essential.

We have a battery of fine equipment: a burly Thiokol with a U-blade for relocating snow, or moving drifts, and a Tucker Snow Cat. They pull various pieces of equipment: the mogul planer which performs like a road-grader, levels off moguls, and relocates snow; corrugated cylinders which level out snow; the smoothing screen—just a big square of chain link fence.

One other important piece of equipment is the powder-maker. Sun and extensive use melt the top surface of the snow. Then, too, night-time colder temperatures produce a crust. So the Snow Cat pulls a gang of five expanded steel cylinders made up of diamond-shaped perforations which grind up the icy surface into a granular surface.

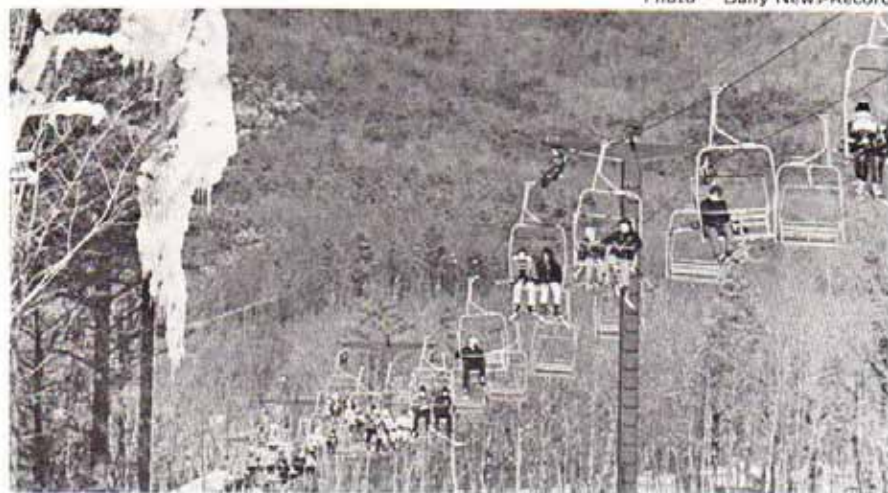
Our ski slopes face north which means a minimum daytime direct exposure to the sun. Many days after surrounding valley temperatures had spent the days in the 70's, there were still traces of snow near the top of No. 5. Wait 'til next year!

Photo — Daily News-Record



Big Crowds; No Lift Lines

Photo — Daily News-Record



We had the crowds all right—but the long lift-line waits never materialized. The 21 days our ski slopes were open included three weekends, and gave us a wide variety of experience that will prove valuable next season—and was a great boost to our morale. Everyone had confidence in his own skill and the abilities of the rest. We *knew* we could make snow!

And we did it. There was day skiing and some night skiing. Organized groups were accommodated. On one "Wednesday Special—Lift, Lunch and Lesson", over 300 persons took lessons. As a matter of fact, our ski school gave nearly 1,000 lessons in the days we were open.

Keep in mind that all during this period, Uel Gardner decided not to open Slope and Chair Lift No. 1. Further, he decided that the No. 4 lift would be more comfortable if it were slowed down; and he reduced the hourly capacity from

1200 per hour to 1000 per hour. And there were *still* no long lines.

We were also fortunate that we were able to be open on the Washington's Birthday weekend, which produces crowds second in size only to the Christmas holidays. We have seen nearby areas suffocating under a crowd of less than 1000 on a single day. On one Sunday, half-again as many as that showed up at Massanutten and spent the day skiing, not waiting in line.

"It's one thing to know you can do something, but it's quite another thing to actually do it", was the way it was summed up by Len LaSala, Massanutten General Manager. "We have even more confidence in our area, our equipment and in each other. With all slopes and lifts open for a full season, we know we can handle the crowds next year."

Helicopter (from Page 2)

After that, the refinements. Then Robert Kinney Associates, noted authorities in such matters, tested the whole works and announced their satisfaction that everything met the safety and operational standards of the National Ski Association of America.

The lifts were ready for business. And a great bunch of men who had been doing things *only* because they believed their bosses *must* know what they were doing, nodded their heads, and gave the final approval: "Y'know? It works pretty good at that!"

DOES IT EVER GET COLD IN THE KETTLE?

During one of our "if only" critiques of the ski season, Tony Waddell and Uel were assessing the efficiency of our snow-making system.

Inevitably, it got to what "could have happened" if we had been able to take advantage of a few of those days in January when it was really cold. For instance, during one nine-day freeze period, the temperature stayed below zero in the Kettle for seven straight days. Assuming only 50% efficiency, we could have put 4 FEET of snow over the entire 40-acre slope area. And that would have lasted a long time.

(Although that freeze produced no snow, it did help our construction work schedule.)

Skiers Rave (from Page 1)

highest and our steepest. But our aim is to provide plenty of skiing for everyone—and there are a lot more beginners than there are experts."

A Richmond skier, sporting a "Switzerland" emblem on his parka said, "It's great—a good long run." An equally enthusiastic, but somewhat less confident young man remarked, "You have to be either very good or real crazy to ski *that* slope" pointing over his shoulder at No. 5, part of which he still had not brushed off his back.

"Man, I'd never go up there, but I'm sure having fun down here"; was the comment of a Virginia Beach high school student (on skis for the first time) as he sat near the lodge after sliding down the beginner's slopes. Weekenders agreed that the area was "well set up" because the nervous beginner was not harassed by the high-balling super skier. As one experienced skiing mother explained, "It's good to know that I can go to one of the more difficult slopes confident that my 10 year-old can enjoy himself on the milder slopes near the lodge."

Everyone had his own reason for liking the new ski slopes at Massanutten—the important thing is that everyone *liked* them.

MANY THANKS!

To all those who worked, our goal was always clear: open the ski slopes this year. And they did it! There is no way here to give credit to individuals. Nor is there any way to tell the story of our first year without saying, "Well done!" to Ski Area Director, Uel Gardner, and his Assistant, Tony Waddell. Both men got the utmost out of other people, and gave everything of themselves.



Kettletter

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801

FIRST KETTLE HOMESITES AVAILABLE MAY 10

"Village Woods," a group of 98 lots laid out above the parking lot overlooking the ski slopes, will be available for general sale to property owners on May 10. As most owners are aware, the first 200 persons to buy property at Massanutten were given numbered Preferential Selection Certificates. During the past weeks, we have been honoring those certificates; many purchases have been made.

Our commitment to the last group of certificate holders will expire at midnight, May 9. In keeping with a second promise made to purchasers of homesites in other units, we will not make this new area available to the general public until those owners have had an opportunity to purchase.

Village Woods will be available to property owners only from May 10 through Sunday, May 20. After that date -- and not before -- the lots will be shown to the general public (non-property owners).

Plot maps, price lists, Property Reports and Restrictive Covenants are available at the Sales Office. We suggest you contact your Sales Representative.

MEALS NOW BEING SERVED AT THE SKI LODGE

Property owners visiting the project may now enjoy luncheon and dinner in the "Kettle Room" at the Lodge. Chef George Nasta offers a superb continental cuisine -- more than a dozen entrees on the dinner menu -- prepared in our own kitchen. The King Crab Meat en chemise gratinee is true serendipity.

Although the word is getting around town, we have not yet had an "official" opening. Here again, we are giving our property owners a little edge over the rest of the world. So, now that daylight saving time is with us, you can bring those friends down to see your property, have dinner at the Kettle Room, and have a chance of getting home before deep dark. The buffet on Sunday is even more convenient for the daytime trip.

The Kettle Room is open Wednesday through Sunday -- closed Monday and Tuesday. Luncheon from 11 until 2; Dinner from 5 until 10; Sunday Buffet 12 until 6.

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DEL WEBB DRIVE CROSSES RIDGE

As though to mark our second anniversary, Del Webb Drive has crossed the western ridge. Mel Shifflett's crew, working inside the Kettle, "peaked out" on June 14. "I've never been so happy about giving away a keg of beer," remarked General Manager Len LaSala as he paid off his bonus to the first crew to hit the ridge. "Getting Del Webb Drive into the same condition as Massanutten Drive is still some weeks away," continued Mr. LaSala, "but it is vital to the opening of Belleview Glade, the new subdivision of 557 lots on the western slopes."

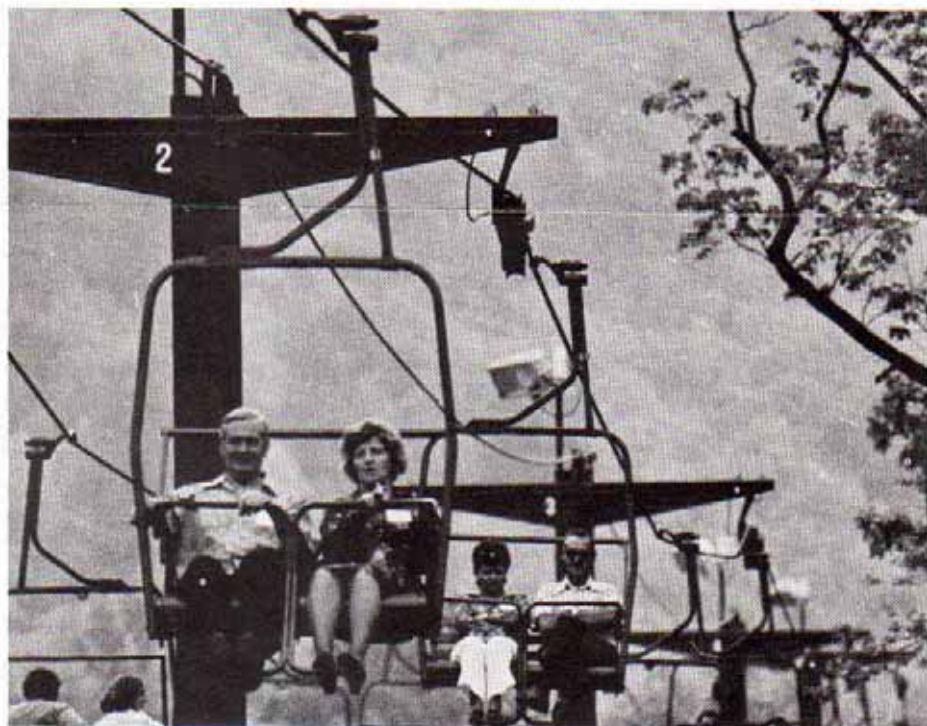
Del Webb Drive is a 25,000-foot main thoroughfare, beginning at Massanutten Drive, bisecting the golf course as it runs north through the Kettle to the top of the ridge and an outstanding panoramic view, down the western slopes to the Keezletown Road. (See page 4.)

The anniversary referred to above was May 26—two years since the public announcement of the birth of Massanutten Development Company.

The Harrisonburg Daily News-Record treated the event royally. Managing Editor Pat Murphey's full-page feature story, headlined "Massanutten - Long Way in Two Years," is the finest editorial treatment we have ever enjoyed. Mindful of our responsibilities as part of it, we feel now that we are really "one of the family."

That headline, though, accurately describes what is going on at Massanutten. Busted production schedules notwithstanding, things really do happen. Houses are springing up (see center spread); other projects are underway (see page 4).

We have, indeed, come a long way in two years.



The feature event of the Annual Picnic of the Harrisonburg-Rockingham Chamber of Commerce was the ride on the chairlift to the top of No. 5 slope. The 620 people who attended the Chamber's largest-ever picnic ate much roast beef, declared it the "best ever."

OWNER ID CARDS AGAIN NECESSARY

Remember the photo ID card we issued in ski season last year? Time has come to dig around in the parka and get it out. That is, if you want to play tennis, fish, swim, picnic—or get by the gate on property owners' night.

New lot owners—or those who had no interest in getting a card for skiing—will be able to get theirs any day at the sales office. Bring the family—no charge. But get used to showing it—it's the only way we can insure that our recreational facilities are used ONLY by property owners. We will appreciate your cooperation.

LIFTS 4 & 5 TO RUN ON WEEKENDS

Encouraged by the success of the chair lift operating at the Chamber of Commerce picnic, the decision was made to make Nos. 4 and 5 lifts available to the general public on Saturdays and Sundays. The lifts run from 11 a.m. until 7 p.m.—last chair leaves bottom of No. 4 at 6:15. If the weather is at all doubtful, you should call to inquire about operation.

This is not intended as a thrill ride—so the lifts have been slowed down to a 300 per hour capacity. This insures a pleasant ride with a minimum number of stops.

Price: \$1.00 per person



"...a handsome house"

That wish by Jonathan Swift is being echoed by an ever-increasing number of Massanutten property owners if one uses as a guide, the number of houses that have been completed, are under construction, or have been approved for construction.

"We are delighted with the number of homes that have been started," said Robert Herman, Assistant Project Manager at Massanutten, "but we anticipate an even greater number before snowfall, now that the availability of utilities can be more accurately determined." Mr. Herman is chairman of the Architectural and Ecological Control Committee (AECC) which reviews all house and site plans submitted for approval to insure their compliance with Massanutten standards.

"There have been no serious problems," Mr. Herman continued, "at least none that have not been resolved after a meeting, maybe two, with the builder or the property owner. It appears that our standards are somewhat more rigid than people have encountered at other similar developments, but our property owners have been convinced that our insistence upon maintaining our position is not merely arbitrary but is actually intended to benefit the home owner."

On these pages are photos of construction as it stood about mid-June. Since another 17

Lot Numbers of 1

Top Row: 1, 234, 210

Second Row: 91, 386, 230, 132

Fourth Row: 252, 5, 39, 229 Bottom



e to lodge a friend"

homes have been approved for construction, many more will have been started by the time you read this. They are not as apparent from a casual ride up Massanutten Drive now that our mountain is in full foliage. But other than an occasional snaking around construction, all are accessible on good hard roads.

The visitor will be as impressed by the great variety of design as he will by the fact that all seem to belong where they have been built. Most of the builders are area men— notable exceptions, of course, are the Mesdames Wright (Lot 91) and Leaf (Lot 230). Massanutten maintains no list of builders or suppliers; the best bet for a property owner who is getting the urge to create his own "handsome house to lodge a friend" is to come to the project, ride around, and look. Most houses are identified with the builder's name.

The AEC Committee meets each week to review all plans submitted and to take appropriate action. In addition to Mr. Herman and two department heads, Massanutten is represented on the Committee by one of its principals. Outside professionals are retained as consultants as the occasion demands. For the convenience and guidance of property owners, AECC has published a flyer containing general standards and instructions for the submission of plans for approval.

ouses Shown:

100, 84, 307, 374

Third Row: 126, 120, 113, 89

Row: 308, 114, 302, 43, 86, 44, 45



PROGRESS REPORT

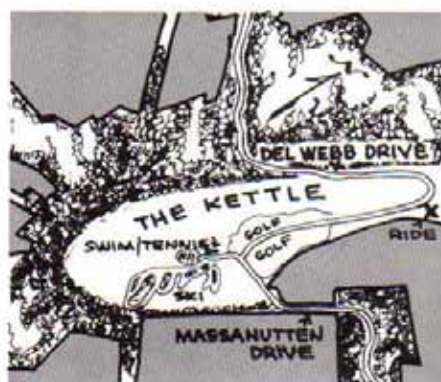
Not only will Del Webb Drive open up the western slope subdivisions, but it will provide a critical access to those recreational facilities planned for the Kettle area, and which are just about to come off the drawing board and onto the ground. The new drive will also emphasize the facilities which *are* in operation or will be within weeks. In an adjoining column is a map of the area which shows schematically the location of Del Webb Drive. As it leaves Massanutten Drive, it will bisect the new golf course. Clearing for that project has begun; nine holes will be playable next year; nine holes the next. A later edition of the Kettletter will give a hole-by-hole description.

The (X) at the turn of the road indicates the approximate location of the stables. Plans have been approved for this addition to our recreational amenities; completion is scheduled for late Fall. A pair of tennis courts is now available for play by property owners. Those who have played are as complimentary about the site of the courts as they are of the all-weather surface.

To the north of the two courts, construction has begun on the 84 x 52 swimming pool. Together with the bath house, which will serve both, the pool and the courts will form the first sports complex in the Kettle—aside from the ski slopes. The soft lines of the free-form shape will be an almost perfect complement to its setting in the Kettle. The Massanutten family can now be together—but still split up for swim-



ming, tennis, or watching both. Another year, the golf course just up the way will offer still another diversion without a time-consuming sepa-



ration of the group. Even with the stables farther up into the Kettle, there will be no need for Mom or Pop to spend the whole day in the car delivering parts of the family to their own particular recreation pleasure—and then gathering them up. Massanutten Drive and Del Webb Drive put almost any homesite within easy distance of the facilities.

As mentioned on pages 2 and 3, many Massanutten folk are already preparing for their enjoyment of the area. Only rarely do we feel it necessary to apologize for the condition of some of the subdivision roads. All



that construction work means one thing—that utilities are being put underground as we promised. Unit by unit, property owners will be notified when water and sewer facilities are ready to be used.

So when holes appear in the road next to your lot, and are covered again, don't just assume that everything is ready for use. To be sure, check with us. During the week, the man with the answers is Bob Herman; on weekends, your contact is Ken Brown. Every story about the project will end with the same message: If you haven't been to Massanutten recently, come to see for yourself just what is going on.

KETTLE ROOM ON FULL SCHEDULE

Catering to individual diners and groups alike, Chef George Nasta is establishing new gastronomic standards in the Valley. Saturday night for dinner at the Kettle Room is the newest treat for the local residents. Civic, professional, and service groups are discovering the fun of "going to the Kettle" for the special event.

Weekday lunch times are busy times, and it is not unusual to find a private party of one sort or another



booked every weeknight—except for our Monday and Tuesday closings. And just a week ago, a portable dance floor went down for the Jaycee Annual.

To the appetizing array of entrees for dinner, Chef Nasta has added a selection of French pastries—made in his own kitchen. The luncheon menu has been augmented to offer the "big" lunch. If you have plans for a party, let George do it! Call 289-2151 for arrangements—or for reservations for dinner.

HAIL TO OUR OWN REDSKINS!

This part of the Valley has always been Redskin country—and now we feel even more so. One of the first buyers in Village Woods was George Allen, head coach of the Washington Redskins. High on the slope on Wilson Way, the Allen family will enjoy a magnificent view of the Blue Ridge side of the Valley.

Mr. Allen is a notable addition to our Massanutten family—many of whom, although not as widely known, are equally as outstanding in their fields as the Coach is in his. Welcome, Allens!



Kettletter

NUMBER 3
FALL 1973

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801

BELLEVUE GLADE LOTS AVAILABLE

The headline in our last issue announced that Del Webb Drive had crossed the ridge; and as incredible as it may sound, we can now announce that Bellevue Glade, the first of three subdivisions on the western slopes, is available for sale. All the necessary filings have been accepted by HUD; and the 557 lots are all staked, all roads have been graveled, our new system of indicating lot numbers is just about completed, and prospective buyers are being taken the full length of Del Webb Drive, over the ridge and down to the new gate house on "the Keezletown side." The ride itself is exciting; with the fall colors almost here, a drive through the subdivision is one you will want to take. Bring a friend along. Just off the engineer's drawing board — but not yet under construction — are the other two areas on the western slopes, Sunset Ridge and Westview Heights.



The scene above is from Kettle Overlook, a parking area where Del Webb Drive crosses the ridge. Inside the Kettle, the ski slopes are immediately apparent. Also clearly visible are Massanutten Drive slicing through Harshberger Gap, the water impoundment dam, and Litten Lane running through the tree tops from Massanutten Drive along the top of the condominium areas.

THE WEBBS CHARM MASSANUTTEN PROPERTY OWNERS

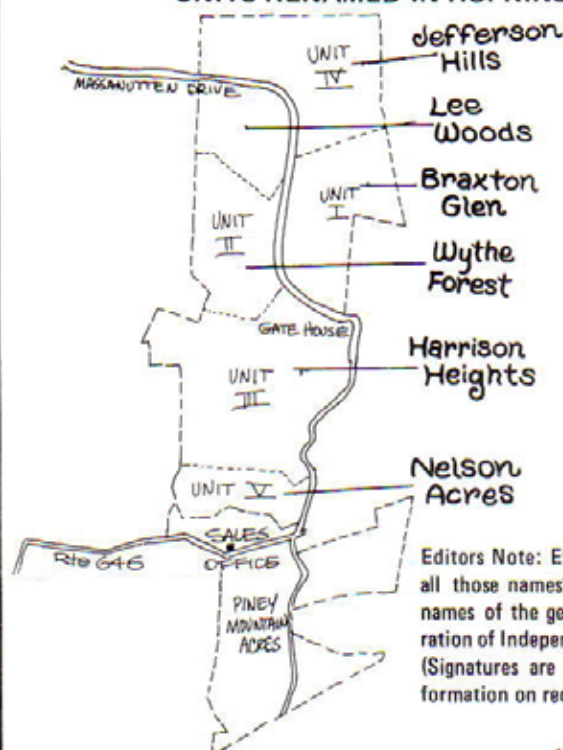


At the recent property owners outing, our most distinguished visitors turned out to be the most popular as well. Those who made their way to say "Hello" — and there were many — were struck by the comfortable cordiality of their conversation with Mr. Webb and were completely charmed by Mrs. Webb. How nice it was to have her at our party! After a comprehensive tour of the project, they put themselves completely at the mercy of the Massanutten "family" — much handshaking, picture taking; and then the apparently tireless couple said a few official farewells and were on their way back to Phoenix. We hope they'll return soon.

Exec. VP Fred Kuentz and Mr. Webb relax and compare notes along the rail fence outside the Lodge.



UNITS RENAMED IN HOPKINS SPRINGS



In planning stages, using numbers to designate areas is convenient; and we did that in Units One through Five. But we felt a change should be made — see the map at the left. The legal and recorded description of your property will not change. (Note that Unit Four has been divided into two sections.)

Editors Note: Ever wonder about the source of all those names? For this series, we used the names of the gentlemen who signed the Declaration of Independence for the State of Virginia. (Signatures are reproduced below. Further information on request.)

Richard Henry Lee *Th Jefferson*
Wm Harrison *George Wythe*
Carter Braxton *Th Nelson Jr.*
Francis Lightfoot Lee

FORMATION OF PROPERTY OWNERS ASSOCIATION SET FOR DECEMBER

In early Property Reports, it has been indicated that whenever a sufficient number of lots were sold to warrant its establishment, the Massanutten Property Owners Association would be formed. Sales recently went over the 700 mark, and thoughts turned toward the POA.

A vehicle for giving definitive answers to questions about the Massanutten POA was provided in the Bellevue Glade Property Report. Although the report concerns itself mainly with Bellevue Glade, the answer to Question 22 is pretty specific about the POA — its organization and its future. If you are interested, write us for a copy. (We are also very eager to find people who would like to become involved in the organization of the POA. We will be very interested, of course, in any volunteers.)

SKI LODGE, KETTLE ROOM, CHAIR LIFTS ATTRACT LOCAL GROUPS

The success of the two major parties catered by George Nasta — Chamber of Commerce and the Property Owners Outing — has induced the booking of an increasing number of local organizations into our two large dining rooms. Those looking for a change from the regular "carrots and peas" circuit feel the setting alone makes it all worthwhile. On appropriate days, a ride on the chair lifts is an added treat; and we continue to get compliments on the quality and the variety of the menus offered. Members of The Peak have discovered the ideal solution for the special celebration — a happy hour upstairs and then dinner in the Kettle Room or one of the larger dining rooms. Special canapes can be ordered. For your next affair — private or professional — "let George do it!" For bookings, call George — or Ken Brown.

DON WARNER HEADS SALES ORGANIZATION

Len LaSala, General Manager of Massanutten Development Company, has announced the appointment of Don Warner as General Sales Manager. "The expansion to the western slopes will soon provide an inventory large enough to warrant a more intensive sales and marketing program," said Mr. LaSala. "We feel very fortunate to have been able to recruit a man of Don's background and experience in land sales." Mr. Warner comes to the Valley from his position as General Manager of Beech Mountain, North Carolina. He held a similar post at Pinehurst, N. C. With wife Kari and two children, Don is now an official resident of Harrisonburg.

KETTLE SHOP GETTING READY FOR BIG SEASON

Encouraged by the reception they were given last year, the Kettle Shoppe people are filling their racks and shelves in preparation for the full season just ahead. An early November opening is planned. The Shoppe is located in the Lodge. is located in the Lodge.

Bulletin Board

FISHING: The impoundment dam was stocked early in the year.

TENNIS: Two all-weather courts are ready. Real tennis buffs need not be reminded of proper court procedures and etiquette.

SWIMMING: Open on weekends until the first of November — 10 a.m. to 6 p.m. Absolutely no swimming unless attendant is on duty.

CHAIR LIFTS: Run every weekend from 11 a.m.; last chair leaves base at 6:15. Until return of Standard Time. \$1.00 per person.

KETTLE ROOM: Closed Monday and Tuesday. Luncheon Wednesday through Saturday 11 - 2; dinner 5:30 - 10; (reservations urged on Saturday nights); Sunday Buffet 11 - 5. Cafeteria snacks available at lunch on weekends. Vending machines on first floor. 289-2151

PLEASE BE PREPARED TO SHOW PROPERTY OWNERS IDENTIFICATION CARD.



Hey, there goes one of our sales representatives! The new look around the sales office — a gold jacket with patch on the pocket.



Miss Virginia visits our property.

Little doubt in anyone's mind why Dona Marie Pillow was chosen to represent our state. A gracious lovely person Virginia is proud of. We were happy to have Miss Pillow at our party.



Special People.

When 800 people get together to eat drink, ride ski lifts, talk — they usually have a good time. But these are special people — our own property owners. And from all we have heard, they all had an especially good time.



Our compliments to the chef!

Once again George Nasta and all his little helpers took on a gang of hungry people, sent everyone away happy — and well fed.



THE PEAK IS NOW OPEN

If you haven't received one of the applications shown above, send for one right now — or better still come have dinner and pick up one. The Peak is a private bottle club — members and guests only — which means you can leave your own brand with Roger and enjoy a happy hour before dinner in the Kettle Room.

For a copy of the House Rules, an application, and the various membership rates write to:

Peak Ltd.

McGaheysville, Virginia 22840

PROGRESS REPORT

New Route 644 is currently under construction.

Old Route 646 has a new surface!

And that, readers, is a *real* progress report. It has been difficult at times to convince visitors that our entrance road was not typical of what they could expect on the project. The new road will be so unlike the old one that it's worth a ride through to see just how the new wide straightened-out road will curve along the edge of Piney Mountain Acres and on to the gate house. Route 646, which runs in front of the Administration Building, has a new surface for most of its length. For the next month or so, that will be the best entrance to the project approaching from Harrisonburg. Route 646 is the second left beyond the McGaheysville sign (at the large wood working plant).

On weekends you may enter the project from the western side. Coming from Harrisonburg, turn left on Keezletown Road, Route 925 (a right turn there goes to Weyers Cave Airport); in the center of Keezletown is a large church, turn right there on Route 720; the second road on the right is Route 758; follow that to the entrance which is clearly identified by a gate house identical to the one at the main entrance. A security officer will soon be on duty.

You may be asked to show your property owners ID card.
DO YOU HAVE YOURS?

In the last issue, we were so excited about our new swimming pool that we printed a construction picture. Come and take a look at it now. Bring your suit — bring the family. It will be open on weekends for swimming through October. Our heating plant will keep the water at a comfortable temperature. The pool is complete with diving board and a sliding board; the east-facing bank is covered with fieldstone with a delightful waterfall coursing through its center. The bath house complex fills one end of the pool area; three sides are lined with a clear plastic wind screen atop a field stone coping. While the athletic-minded swim, you can watch from one of the lounge chairs and enjoy the warm fall sun. Attendants will be on duty. The tennis courts overlook the swimming pool area and are served by the pool bath house.

Rules and regulations concerning the operation of the pool and tennis courts will be distributed very soon. Assuming intelligent deportment and supervision of the boisterous, we would like to remind you that the entire complex is for Massanutten property owners and their families. That's why it was built; it would seem absurd to destroy its capabilities by abuse. The rules for use of the swimming and tennis facilities are now being formulated and will be sent to all property owners in a "special" issue of the Kettletter.

But as we have said before, don't just read about these things; come and take a look. Bring some friends, eat a meal, enjoy!

NEW COUNTY RULES ON BUILDING PERMITS

The following ad appeared in the local newspaper. It is reprinted here for your information and guidance.

The State Building Code which became effective September 1, 1973, requires that a permit be received prior to the beginning of any construction.

The code requires that two sets of plans be delivered by the owner or his agent to the Building Inspection Office. Plans must be checked for code compliance by the building official, and inspection fees paid to the County Treasurer before permit is issued. The same regulations apply when a building is to be erected by the owner.

No building may be occupied before final approval by Inspection Department. (Electrical inspection is to be performed by the Middle Department Inspection Service.)

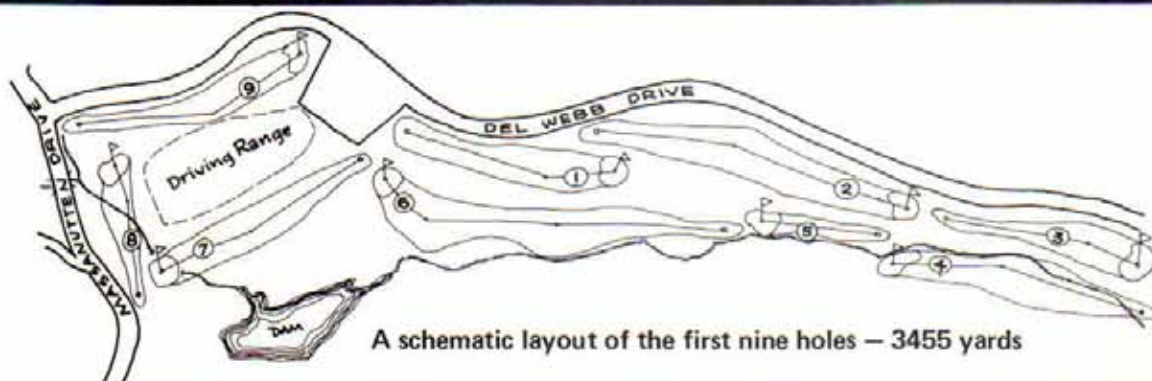
For further information, call Mr. T. W. Good, Jr. at (703) 434-5943.

WATER AND SEWER REPORT

Our sewage treatment plant is now operational, and approval of our central water treatment plant by state authorities means that all lots in Units One and Two can hook on. Lines in Unit Three are being tested. Remember, though, that the only place to get accurate information about the utilities to your lot is this office. If you have a question, call us — or have your builder do so.

CONSTRUCTION SCOREBOARD

Houses completed	14
Houses under construction	24
House plans approved	13



A schematic layout of the first nine holes — 3455 yards



Kettletter

SPECIAL ISSUE
SKI SEASON 73-74

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801

KETTLE READY FOR BIG SEASON

After a beautifully green Summer and a spectacular Fall, Massanutten now turns toward its most exciting color — white. Lines are being tested, machinery oiled up, the chairs are going back on the lift cables — everything aimed toward a busy ski season, our first full one. You may remember reading here that over 8000 skiers bought tickets during the 21-days we were open last year. There was never an "official" announcement of the fact that we were open for business. With that being done this season, we expect to be very busy.

A look at the map below shows that we now boast *nine* slopes — with the addition of 1A (Appalachian), an advanced slope running under Chair Lift No. 1. Slope No. 4 (Sherando) has been widened considerably to accommodate traffic. Slope 5A (Powhatan) has been widened and reshaped at the top.

The numbering of the slopes (1A, 1B, 2, 3A, 3B, 4, 5A, 5B and 5C) corresponds to the markings on the slopes themselves. In addition, we will have signs indicating the name of each slope.

New lights have been installed to the top of Chair Lift No. 5 and will expand our night skiing operation.

The Lodge is ready — from lift ticket windows to rental shop. The Kettle Shop is jammed with new stock. Elsewhere is the complete story on our expanded hours in both the Kettle Room and the Cafeteria. Also in another column is the announcement of our new parking program — designed to insure parking for those who come to ski.

We hope that this issue of the Kettletter, together with the new ski brochure, will answer all your questions. If not, all the appropriate phone numbers are listed on this page.

NEW SKI BROCHURE IS ENCLOSED.

Our 1973-74 ski brochure is enclosed for your information. It should give you answers to your questions about this winter's operation. For up-to-the-minute information on ski conditions here are some phone numbers:

SNOW REPORTS

703/289-2181

In Washington area,

703/370-4640

Ellis reports

800/243-3520

SKI AREA OFFICE

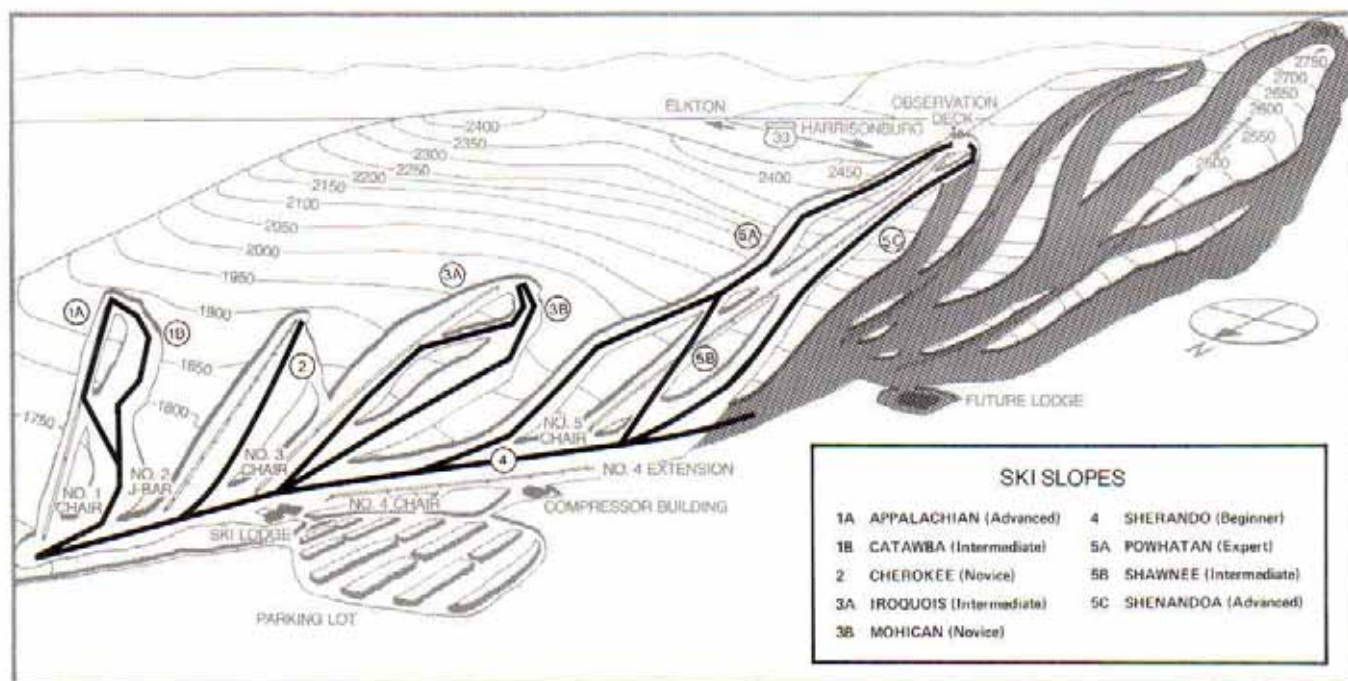
703/289-2121

UEL GARDNER

Ski Area Manager

TONY WADDELL

Assistant Ski Area Manager



MANY OLD FACES IN NEW SKI SCHOOL

Massanutten skiers will be pleased to learn that Uel Gardner, Ski Area Manager, has signed up five instructors who were with us last year. Returning as full-time instructors will be Deedee Dorsey, Steve Butters, Tom Nangle, George Homan, and Bob Kerr.

Four additional full-timers will be signed on before season opening. In addition, there is a good size staff of part-time instructors who will be available during any busy period and to assist in the instruction of large groups.

Uel is an advocate of the American Teaching Method (ATM) for both class and private lessons. Class lessons are scheduled from 10 a.m. until noon each morning and from 2 until 4 each afternoon. Private lessons are given in three periods — 9 until 10, 12 until 1, and from 1 until 2. Appointments for private lessons should be made in advance, especially if you prefer a particular instructor.

This year there will be instruction during our regular night skiing operation. These will be private lessons *only*. We also hope to have one or two instructors who will give special lessons in racing techniques. Call 703/289-2121 for appointments for all lessons.

NEW RESTAURANT AND CAFETERIA HOURS

With opening of the ski season, our restaurant and cafeteria complex will go on a seven-day-schedule. Hours and features are listed below.
Kettle Room - Lunch served daily from 11 until 2. Dinner will be served from 5 until 10 each evening. Both menus *a la carte*.

Cafeteria Breakfast - Opens Monday through Friday at 8:00 a.m. for donuts, danish and beverages. On Saturday and Sunday, opens at 8:30 for buffet breakfast.

Cafeteria Luncheon - Opens at 11 a.m. each day (including Saturday and Sunday), service until 5:00 p.m.

Night Skiing - Cafeteria open for beverages and snacks from 6:00 p.m. until 11:00 p.m. (Wednesday, Friday and Saturday)

Effective November 17
**PROPERTY
OWNER
ID CARDS
and
SEASON
SKI PASSES**
will be available at
**SKI AREA
OFFICE**
Positive Photographic
Identification Cards
are required for each
member of the family.

NEW PARKING RULES FOR SKI WEEKENDS

To insure that skiers who come to Massanutten will have room to park their cars, there will be a charge of \$1.00 per car for parking on Saturdays and Sundays only. *The fee will be for daytime parking only.*

The parking stub may be redeemed for full value for any lift ticket at any time.

Our parking lot is designed to accommodate 650 cars, but weekends are busy times. (On our busiest day last year we sold over 1200 lift tickets.) We feel that people who come to ski should have preference over those who come just to watch. We can best do that by charging everyone and refunding the cost to those who purchase lift tickets.

No charge will be made to holders of season passes.

No charge will be made after the end of the day session (4:30 p.m.).

Allowance will be made in the parking area for a turn-around for discharging passengers and equipment before parking in another area. When leaving, pickups may be made in the double turn-around at the base of the parking area.

On weekends the security officer at the gate will give the driver of each car a pamphlet explaining the parking charge; the pamphlet will also show a map of the parking area, explaining the discharge and pick-up procedure. If everyone follows the parking attendant's instructions, there should be room for all.

SEASON SKI PASSES NOW AVAILABLE

The ski brochure outlines the price structure for Season Ski Passes — note that Property Owner price is lower than "General Public" price. The first consideration, of course, is mathematical: after guesstimating the number of tickets you and your family will use during the season, determine which is the more economical. An additional feature of the season pass is that it is not necessary to purchase a lift ticket each time you ski — you can go directly to the lift and show your pass to the attendant. Showing your pass will also allow you to park without charge (*see story on parking elsewhere*).

The season pass is in the same form as your Property Owners Identification card — positive photographic identification. If you purchase a family season pass, it will be necessary for each member of the family to come in the Ski Area Office to have a photograph taken. The cards are issued in a matter of minutes.

If you and your family do not have identification cards, get them — they are worth money to you. You may go to the property owners ticket window and get a 20% discount on lift tickets and rentals.

Under the weekend price list, there appears another benefit for property owners — half day tickets on Saturdays and Sundays will be sold to property owners *only*. Another reason for having your ID card. For "getting acquainted" purposes, you can easily tell by looking at another season pass whether or not the holder is also a property owner.

DARRACOTT WINNER OF SLOPE NAMING CONTEST

Dr. Mixon Darracott of Staunton, Virginia has been named the winner of the Ski Slope Naming Contest. (*See map on front page for the new names.*) The theme of Indian names was used by many of the more than 200 owners who sent in entries; this group was chosen as the most complete and the most appropriate to the Massanutten area.



Kettletter

NUMBER 4
SPRING, 1974

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801



ELLENBOGEN NEW GENERAL MANAGER

Steven W. Ellenbogen, project coordinator for the Del E. Webb Corporation of Phoenix, has been appointed as General Manager for Massanutten.

Discussing his new position, Mr. Ellenbogen said, "After growing up in Port Chester, N.Y., four years at the Military Academy at West Point and two years at Harvard working on my MBA, the Arizona sun sure felt good." But after a month at ski-oriented Massanutten, he admitted that "you get caught up in it. I never would have thought it, but I found myself wishing for cold weather!"

In his position with the Webb Corporation, he was no stranger to Massanutten; his visits to the project were frequent — and lengthy. In his new post, the main emphasis will be transforming the project into a four-season recreational community. "We will still be in the land sales business — but we have year-round facilities and it's a great place to live." Suiting action to words, he and his dog, "Steinem," have moved into a condominium in the Kettle.

SWITCH FROM SNOW TO SUN UNDERWAY

As Shelly put it, "Bare winter was suddenly changed to Spring." And so it was at Massanutten. Slope 3 was the last to go, but as the vanishing snow filled Stoney Run behind the Lodge, all departments turned their efforts to converting to a summer operation. Clearing and storing the snow-making and skiing equipment is quite a chore. Most of the double-chairs will be removed (except Lifts 4 and 5 which are modified for summer scenic rides).

The conversion will be done in two phases: Phase I (activities available *now*) chair lift rides and tennis on weekends; Painter's Pond (the impoundment dam) will soon be freshly stocked with trout; Peak Walk (an invigorating 3200-foot walk from the top of Lift 5 to the Peak); picnics near the Gatehouse, with swings and a slide; and a completely revised restaurant schedule (*see separate article on page 2*). Phase II has a target date of May 25, Memorial Day Weekend, for 7-day a week operation. Some activities will be ready in early May. You will receive a separate pamphlet describing all the activities. But here are the highlights: Chair Lifts, Swimming Pool and Tennis Courts daily until dark; Peak Walk, guided, scheduled hikes along Rim Trail (from the top of Lift 5, 3 miles to Kettle Overlook and a ride back); stables; Hopkins Park (the new name for the picnic area with additional recreation facilities); a Rec Room for young people in the Lodge, open evenings and rainy days; more specials at the restaurant. No golf this year, but there are courses nearby. A new footbridge will cross from parking lot to Lift 4 and the restaurant. Might even have a gift shop!

There will also be special events on selected weekends. Lots to do, but is there more? We will welcome any suggestions you may have. Mail them in! Or better still — bring them and your family for a fun weekend — or a week!

SLOPES OPEN 54 DAYS IN FIRST FULL SEASON

The mild winter notwithstanding, Massanutten operated its ski slopes for a total of 54 days from mid-December through March 17. "It proves again that if you have snow, you will have skiers," said Uel Gardner, Ski Area Director. Over 20,000 skiers came to Massanutten this year. "And there were actually more than that," he added. "We sold 421 season passes which are not counted into our total number of skiers."

Day or night, every time the temperature and humidity hit the magic combination, Uel and his assistant, Tony Waddell, had the snow guns going. "We used our new triple-guns for stockpiling snow, and could immediately patch up any bad spots," he explained.

February was the peak month — over 12,000 skiers came from D. C. and all over Virginia. "On one weekend, we stopped selling tickets to the general public at 10 in the morning," said Gardner, "in order to make sure that we could accommodate our property owners. They come first."

IN THE MAIL SOON — DETAILED SCHEDULE OF SUMMER ACTIVITIES

Your Property Owners Identification Card is necessary — Now available in Sales Office

SALES OFFICE NOW LOCATED IN KETTLE

With increased sales activity, the Administration Building, on Route 646, simply was no longer an adequate facility. As one salesman remarked, "When a bus arrived from one of the field offices, we had people hanging from the rafters!"

Some weeks ago, a site was selected for a permanent location for our sales office — inside the Kettle in the wooded triangle between Peak Drive and Massanutten Drive. All utilities, driveways and a paved parking lot were completed. Then, as a temporary measure, a large trailer was purchased and moved on to the site. The Topographical display and other essentials — like the swings, coffee pots, and stacks of Property Reports and contracts — were transported to the new office and, as G. M. Ellenbogen commented, "The Sales Department is now right where the action is. With our field offices in Washington and Tidewater, we anticipate a busy summer selling season."

ARCHITECTURAL AND ECOLOGICAL CONTROL

Every Thursday Evening at 5, a group of 6 very hard-working people meets at the Administration Building to review plans, give approval or disapproval, make on-site inspections, and then, much later, carries on the discussion over dinner. Despite the lofty title — Architectural and Ecological Control Committee — their work is quite down-to-earth: to insure compliance with the Protective Covenants and Restrictions, which were written to protect the value of your property. They take their job seriously — and do it well. We thought it about time you met them.

Chairman of the committee is Gordon Bormann, Operations Manager at Massanutten. Other members: Mrs. Robert "Mitzi" Preston of Harrisonburg; Richard Deadrick, Regional Manager Sales, IBM; O. Van Pence, III, Valley Blox; Harrisonburg; and John L. Hopkins, III, Virginia Egg Producers — and President of Massanutten, Inc. — McGaheysville.

Consultant: Joseph Bowman, AIA, Harrisonburg.

THROW AWAY THE CHILI: BRING ON THE ICED TEA!

In ski season, our food service revolves around the cafeteria operation. Skiers like to eat quickly and often. In addition to a nearly all-day lunch service seven days a week, the cafeteria also fed night skiers four nights each week. In summer months, the focus shifts to more leisurely dining in the Kettle Room; the cafeteria provides lunches and snacks.

Last year, the Kettle Room was open five days a week, serving both luncheon and dinner; the cafeteria was open for snacks on weekends. This year, to attract business from the local gentry, and to accommodate any vacationers, the entire restaurant schedule will be changed.

Cafeteria: Open Monday through Friday from 11 until 2 for full luncheons, as well as sandwiches. On Saturday and Sunday, the fare will be reduced to sandwiches and snacks only.

Kettle Room: Open Monday through Saturday for dinner and for luncheon on Saturday. But variety has been added. Friday night will be International Night, offering as many different buffets as we can think of (Italian, German, Smorgasbord, etc.). When the weather warms up a little, a grill and tables will be set up on the deck for "cookouts" on Tuesday and Thursday nights. Steak and chicken one night; seafood another. A dinner movie special for the other night is being considered.

Sunday Buffet: The return of a very popular feature (biggest turnout last year — 425). An elegant buffet from 12 noon until 4 p.m.

Entertainment: A rock band each Wednesday night; music for both dining and dancing every Saturday night. And while you are at The Peak before and after dinner, the Rec Room will be open for the younger people.

PRIVATE PARTIES

The Lodge is now equipped to handle private parties or meetings. If your group or organization is looking for "something special," call Ken Brown for a reservation. You'll have to bring your own "beverages," but we will take care of everything else.

RENTAL OFFICE NOW OPEN FOR OWNERS

With the advent of the winter season, Massanutten created a new division, Massanutten Management, to accommodate those owners of chalets and condominiums who wished to make their property available for rental to visitors. This is not a "rental pool"; the agreement is between MM and the owner. If his home is rented, he receives 65 percent of the rental fees; MM keeps 35 percent for its services, which include housekeeping and furnishing linens.

Although the paucity of snow and gasoline meant many cancellations at the last minute, the "No Vacancy" sign was out nearly every weekend the ski area was open. It is expected that summer business will also be good when our summer program is in full swing. (Golf will not be available this year, but there are courses nearby.) The Shenandoah Valley is a very popular vacation area, and certainly Massanutten provides an ideal spot for a mountain vacation. If you are interested in the details, phone or write Ken Brown, MM Manager at Massanutten.

MARCH POA PARTY IS HUGE SUCCESS

Over 1,000 property owners and their guests attended our most recent party on March 3rd. Admittedly a sales-oriented affair, the business never got in the way of the fun. The weather was beautiful, and somehow, Uel Gardner provided enough snow for free skiing all day long and an exhibition of free-style skiing in late afternoon.

Armed with coffee and donuts, a sizable group listened to Don Warner present the sales program. Ken Brown discussed rentals, and introduced the Directors of the POA. General Manager Ellenbogen introduced all his department heads, and outlined his philosophy and the plans for 1975 at Massanutten. At noon, property tours, and a fine wine and cheese buffet all afternoon. The Peak was open. Then a buffet dinner *a la Nasta*. The line was long, but the food was always hot and there was always room to sit down. Everyone went home with a good feeling — and some new friends.



POA PARTY

At the pre-lunch meeting G. M. Ellenbogen introduced all Department heads, who were available for questions during the day. He also spoke briefly about Massanutten's plans for the coming year. But the main emphasis of

the meeting was the "Spain Trip." The names of those families who have already qualified for a Costa del Sol trip were announced. If you aren't one of them there is still time to find your two buyers and get them down here to the project — and in October you and one other can be on your way to Spain (all free) for a full week of fun and excitement. If you have any questions about this great program, call the Sales Office. And if you are not in that group at the Lodge (right), you really did miss a fun day!



LEFT

Governor Holton and his family spent a weekend with us recently. Sure looks relaxed here!

RIGHT

Big feature of the day — an exhibition of free-style skiing. Seen here is Steve Butters, next season's free-style instructor, demonstrating an "Outrigger."



ABOVE, LEFT

The younger ones really had a ball! An obstacle course was set up right in front of the Lodge — and they went at it! The graceful movements of some of the competitors are shown above. If one of yours is there write us for a photo.

RIGHT

"Boy, am I tired!"



MASSANUTTEN PROPERTY OWNERS ASSOCIATION

On January 9, 1974, under a charter from the Commonwealth of Virginia, Massanutten Property Owners Association, Inc. became a reality. By this time, you should have received a copy of the Articles of Incorporation and By-Laws which lists the initial Board of Directors. Here is some additional identification and the officers elected by them:

H. Kenneth Brown, President

Activities Director, Massanutten

William R. Beasley, M.D., Vice Pres.

Oral Surgeon, Harrisonburg

James V. Lane, Secretary

Attorney, Harrisonburg

Patrick V. Callan, Treasurer

Controller, Massanutten

Donald E. Phibbs

CPA, Harrisonburg

William J. Stein

Insurance, Builder, McGaheysville
(William F. Gillard has resigned)

In these formative months, MPOA business is fairly routine, but the Board meets regularly to take any action which are essential; the determination of proper assessment dates, for example. For that reason the initial members of the Board were chosen for their proximity to — and their interest in the project. Their occupations and professions provide an excellent cross-section of the kind of experience necessary during this period. Mr. Stein, incidentally, is our first year-round resident.

MPOA is the largest single property owner at Massanutten. About 54 acres of green area in Units I and II have been deeded to it by Massanutten; the green area in Unit III will follow.



MPOA President, Ken Brown acts as liaison between Massanutten and the property owners. His office in the Administration Building is open Monday thru Saturday from 9 until 5; Sunday by appointment. (703-289-2711)

PROGRESS REPORT

About the only people on the project who weren't daily praying for snow are in the Operations Department. As Dwight Fiveash, Chief of Operations commented, "If we could figure out some way to make it snow everywhere but on the roads, we'd be in great shape." But snow it did — 20 inches of it — but the massive job of clearing, salting and sanding 27 miles of roads, the parking lots and the condominium areas was accomplished smoothly and rapidly. "That doesn't mean everyone was happy!" he added. "Establishing priorities is the tough part — every department is sure they should be first. In our biggest snow, someone wanted to go to Village Woods."

Utilities: Before the first snow, however, sewer and water services were completed in Units I and II; shortly thereafter, Unit III was completed. (As owners in those Units know, assessments were mailed out.) Negotiations completed, contracts for the installation of services in Units IV and V have been signed and work is under way; completion date is November. The plan for utilities in Village Woods has been approved and the detailed engineering work is now being done.

Greenview Hills: Our newest subdivision has been approved by the County Zoning authorities, and preliminary grading and clearing has begun. This group of 170 lots will overlook the front nine of the golf course from the east slope inside the Kettle. But don't call the Sales Office just yet! Under new HUD regulations, the preparation and filing of the Property Report is a much more arduous task than ever before. You'll be the first to know when the property is available.

Footbridge: Winter activities dictate that traffic be directed from the parking lots along the wooden path to the Ski Area Office. In the summer, however, the restaurant and the chair lifts are the focal point. To eliminate the long walk around, a footbridge is being constructed from the parking area to a spot between Lift 4 and the outside entrance to the cafeteria and the Kettle Room.



Stables: The first building in our stable area has been completed. Uel Gardner, wearing his summer Recreation Director hat, is completing negotiations for a stable-person, complete with tack and a string of horses, and facilities for boarding.

West Gate House: For the present, the Gatehouse at the Keezletown entrance to Belleview Glade will be kept locked. When traffic warrants, and the entrance can be properly marked, a Security Officer will be on duty.

Houses: There are 57 chalets already completed or under construction, and many more have been approved. In addition, there are 5 condominiums in East Ski Side Courts, 15 in Ski Side Courts, and 15 in Grenoble Woods completed or under construction.

Meanwhile, many other projects continue: converting Hopkins Park into a recreation area; adding lockers and a merchandise area in the Pool Tennis Shack; a new private party room in the Lodge; and the myriad other chores necessary after the winter season.

GROUP PICNICS

A large area around Hensley Pond — on the western slopes — is being prepared as a picnic area, with fireplaces, tables, and there is fish in the pond. Property owners who wish to use it for large groups should reserve it by calling Mr. Brown at 289-2711. The West Gate will be opened for easier access.

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801

MASSANUTTEN MOVES AHEAD

Over a century ago, Herbert Spencer wrote that "progress is not an accident — it is a necessity." That philosophy was echoed resoundingly by the top executives of the Del E. Webb Corporation who visited the project just recently. (See picture at right, story on Page 2.) The increased involvement by Webb at Massanutten will mean a surge ahead in the completion of projects now underway, and accelerated planning on those proposed in our HUD Property Reports.

Unfortunately, this is not always true of the land development business. On the national scene, a number of major land companies have deferred — in some cases, defaulted — on their commitments. A few have shut down completely.

Closer to home, the plethora of development projects in the Shenandoah Valley has meant a higher incidence of problems: one development turned over to the property owners for salvage; disapproval of another's subdivision until facilities promised earlier are begun; and in another instance, law suits seeking cancellation of contracts for the failure to adhere to HUD regulations.

Not so at Massanutten. While the current economic atmosphere is not the most fertile we have ever seen, it is a fact of life. But, with their increased responsibilities (See Page 2), Webb officials are more determined than ever that "progress is a necessity." Projects begun will be completed; new ones will be undertaken. A new subdivision will open. Be sure to read the "Progress Report" on page 4.

Yes, things are moving ahead at Massanutten. You may recall the Property Report offering, for completion of some projects, no other guarantee than "the reputation and integrity of the Developer."; you will discover that is no idle phrase.



Just recently, Massanutten was visited by a trio of top Webb Corporation officials, headed by Webb's newly-elected Chairman of the Board, Robert H. Johnson, who is also President and Chief Executive Officer, shown above pointing to the map. To his left are Executive Vice-Presidents F. P. Kuentz and W. J. Müller. The other gentleman is Fred Swaney, our new General Manager.

SWANEY NAMED GENERAL MANAGER

Fred Swaney has been appointed General Manager of Massanutten Development Company, which he joined earlier as Sales and Marketing Director.

"This is a wonderful opportunity," said Mr. Swaney. "And it's good to be back on the job again. This was my life for 18 years," he continued, referring to his time as the owner executive of American Lakes and Land Company which he founded in 1967, and sold in 1971, to Continental Investment Company. "At that time, we were handling 5 recreational developments, and had

over 200 employees."

Mr. Swaney went into semi-retirement, but the Webb Corporation persuaded him to return to an active career at Massanutten.

After 4 years as a commissioned pilot in the Air Corps, he received his law degree from the University of Mississippi, and served a 4 year term as Prosecuting Attorney in Holly Springs, Mississippi.

With wife, Lois, and two children, Randall and Melody, he is currently making his home at Massanutten. Come say, "Hello."

DID YOU RECEIVE OUR LAST MAILING?
Our new 1974-75 Ski Brochure;
Announcement of Lifetime Lift Pass Program

WEBB PURCHASES STOCK OF LOCAL BUSINESSMEN

The Del Webb Corporation has purchased the stock of Massanutten, Inc. from local businessmen. This acquisition together with its previous holdings in its subsidiary, Del E. Webb-Virginia, Inc. gives Webb 100% ownership in Massanutten Development Company.

The planned development of Massanutten was announced just over 3 years ago. The land — and the idea — was the product of the efforts of Massanutten, Inc., a group of local business and professional men, long-time residents of this area, who were convinced of the soundness of their dream, and dedicated themselves to its fruition. But being intelligent businessmen, they realized that dedication and conviction were not enough. Thus it was announced that Massanutten would be a joint venture with the Del E. Webb Corporation of Phoenix, Arizona. From Webb would come the technical expertise, financial stability, and, on a minority level, investment capital. If you had not been convinced of the success

of that affiliation, you probably would not be one of our property owners today.

Despite the general state of the economy, prospect traffic has been very satisfactory, although sales have been somewhat reduced. This indication by the Webb Corporation of its confidence in the future of Massanutten will certainly enhance its appeal to prospective buyers. It will be of some satisfaction as well, to our property owners to know that we are a full-fledged project of the Del E. Webb Corporation.

But the change is not without sad reflections. The group of men who formed Massanutten, Inc. devoted many long hours of their personal lives to this project before and after they persuaded the Webb Corporation to join with them. The situation has now changed, but they will always be considered as "members of the family." When the history of the success of Massanutten is written, their names will appear high on the list of those who contributed to it.

NEW SERVICES BY SECURITY FORCE

Almost without exception, the first impression Massanutten visitors get is from one of our Security Officers. It is important to us — and it is important to them. The 8-man force, under Lt. Bill Michael, keeps our main entrance covered 24 hours a day, and they stop every car. It is the one central point which can be reached anytime of the day or night. They also have facilities for communicating with the various Fire Departments, Rescue Squads, State and local police.

Two very important duties have been recently added:

1. The mobile patrol inspects each chalet and condominium at least once every two days. (Have you ever left yours unlocked?)

2. If you have a home here, please let the Officer know that you are on the project, and whether or not you will be staying overnight. Check with him again when you leave. In emergencies, we can find you. The Gatehouse phone: 703-289-5414.

HUMPHREY PROMOTED; ACCOUNTING MOVES

Douglas Humphrey has been promoted to the position of Controller of Massanutten. Coincident with the new assignment (but not related to it) the entire Accounting Department moved into the Administration Building where it originally was located until its own growth and that of the Sales Department dictated separate quarters.

He has also been appointed to the Board of Directors of the Property Owners Association to fill the vacancy left by Pat Callan, and has been elected by the Board to the position of Treasurer.

A native of Arizona, Doug was transferred from the Webb headquarters a little over a year ago. Having survived an Eastern winter, he has decided to stay. A broodingnagian 1-iron hitter, Doug forsook golf to become one of the mainstays on the Massanutten softball team (we have a trophy), promptly busted one arm, but stayed with the team as its coach, number-one promoter.

BAKER TO HEAD COMM. PROPERTY DIV.



To actively pursue the sale of the commercial property tracts which are part of the Master Plan involving the Kettle area, GM Swaney has activated a Commercial Property Division, and has named a former associate, William H. F. Baker as its Director.

A native of Michigan, Mr. Baker comes to Massanutten from Memphis, Tennessee where he served as Senior Vice President of American Lakes and Land Company until it was sold in 1971. He joined Amcon International in Memphis as Project Manager and Director of Sales. After constructing and successfully selling all available condominiums, he joined our staff.

Apparently impressed by his middle names (Henry Ford), he has long been a sports car racing buff. Wife Jeanne's main occupation: keeping track of a quartet of children — and WHFB.

THE NEW KING OF THE KETTLE ROOM



The man under the *toque blanche* is Jim Brown, the new Executive Chef at Massanutten.

From an impressive list of service assignments — including one on Air Force One under Pres. Johnson — Jim has added considerably to our reputation in the Valley as a truly gourmet spot. "International Night" every Friday night features authentic national dishes, buffet style. *Chateaubriand* is now standard each Saturday.

Jim is busy right now preparing for the onslaught of skiers. A big feature will be the opening of our deluxe sandwich bar, "Sitzplatz," in the fireplace area. *Wel Kommen!*

IN MEMORIAM
GEORGE C. NASTA
Chef extraordinaire
1933-1974

GARDNER EXPECTS BIG SKI SEASON

With frost in the air, and trees spashing color all over the Kettle, thoughts are turning to the upcoming ski season. But Ski Area Director Uel Gardner has not only been thinking about ski season for many weeks, he and his crew have been doing things. "After a full season's experience, we knew the things that had to be done," said Uel, "and we have been able to get at most of them."

"This should be a great year," Uel enthused. "Most of our key personnel stayed on for summer employment, and will be on hand to start up everything without too much wheel-spinning." Here are some of the things we have done:

- Purchased a 3-way blade for the Cushman (the little green machine) to help groom lift ramps and loading areas, and thin snow areas.
- Cut down all berms below water breaks making all slopes more skiable with much less snow.
- Widened base area and added berms on Slopes 1 and 2 for ski school.
- Enlarged and leveled loading area of Lift 3 to keep lift lines off the slope and to provide larger run-out area.
- Widened Slope 3B to eliminate congestion and to permit better utilization of snowmaking in the area.
- Augmented our supply of rental skis — for children, particularly, and filled in boot sizes.
- Installed engraving machine. (Have your name put on your skis.)
- Put in banks of ski racks (coins).
- Remodeled the repair shop.

"We have been refining our ticket sale systems, as well," Gardner continued. "Our season pass sale last year was good enough to justify a photo system separate from the PO Identification card set-up. Also this year we will pre-sell lift tickets on Friday and Saturdays after 3:30." There may be other ways we can speed up our operation. If you have any thoughts on it, let us know."

**Get your
PROPERTY OWNER
IDENTIFICATION CARD
BEFORE SKI SEASON
No Card-No Discount!**

OUR FIRST TENNIS TOURNAMENT

Wrapping up our formal tennis program for the summer, 55 stalwart property owner/tennis buffs signed up, and under expert direction by Jim Rankin and Bob Bender, our very first tournament was underway. The winners are shown below.

Singles champs: Sowers, Gantt

Doubles champs: Beydler, Sipe



OUR CHAMPIONS

MENS SINGLES

Hugh Gantt

Runner-up: John Sowers

WOMENS SINGLES

Nancy Sowers

Runner-up: Nancy Beydler

MIXED DOUBLES

Jim Sipe, Nancy Beydler

Runners-up: Helen Hopkins, Ted Brewer

BOYS SINGLES

Peyton Neatrou Runner-up: Andy Dixon



Doubles Finalists:

Sipe, Beydler, Hopkins, Brewer

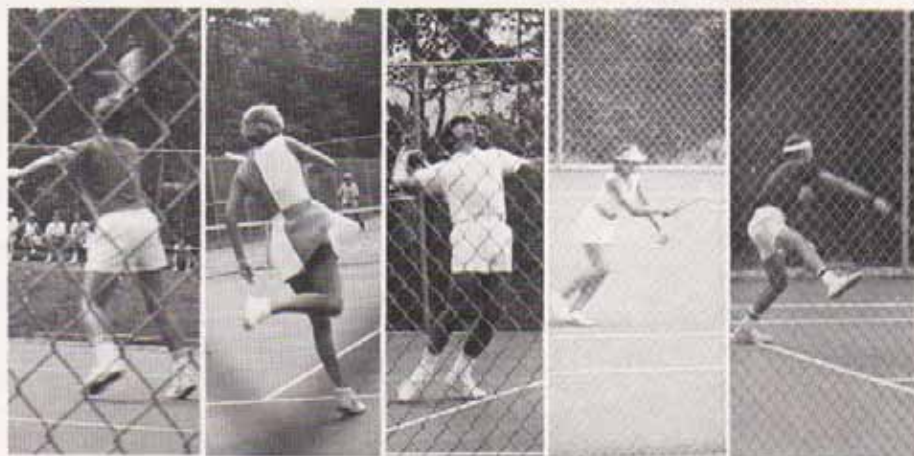
[Sorry, no pictures of the finalists in the Boys Singles]

Singles Finalists:

Sowers, Sowers, Beydler, Gantt



"Youth, beauty and graceful form seldom fail" JOHN DRYDEN, 1680



PROGRESS REPORT

When we chatted with Dwight Fiveash, MDC Chief of Operations, about items for this column, it became apparent that while "Progress" is a great thing to talk about, not enough is said about the great amount of work necessary just to keep up. "Sure, it's great to move ahead," said Dwight, "but we can't do it at the expense of ignoring maintenance of what we have already accomplished. That takes about 75% of our time."

But the future is more exciting; so we'll go at that first:

Utilities Bids will be asked soon for installation of water and sewer service in Piney Mountain Acres and Village Woods. With completion set for the end of 1975, the cost is expected to be well in excess of one million dollars.

Tennis A contract has been let for the immediate installation of lights on the two courts. Two additional courts are to be constructed at the sight of our temporary sales office. The additional parking space will be a big plus, not only for tennis, but for bus parking during ski season.

New subdivision Our first golf course subdivision, Greenview Hills, is about ready for filing with HUD, and will be offered for sale just as soon as that is accepted. The map below shows the new unit containing 195 lots, in relation to the first nine holes of the golf course.

Painter's Pond This very popular fishing spot has been enlarged to provide a greater reserve of water for our snowmaking facility, and will also be

used to irrigate the golf course. The topography of the site will preclude a substantial increase in the surface area, but it will be much deeper.

Golf Course Bulldozers have completed the preliminary grading and storm drainage of the first nine holes, and widening the fairways. (You really didn't think we would leave them *that* narrow, did you?)

Meanwhile, work on projects already underway is continuing:

Utilities Water and sewer service in Units Four and Five are on schedule and will be completed by contract date. General dressing-up of the cuts will be done, but weather may force a delay of seeding.

Roads Final surface treatment (chip and seal) has been given to roads in Unit Three and in the Grenoble Woods Condominium area. Roads in other areas which do not have water and sewer service are in good condition.

Water We have completed our fourth water zone which will provide water storage for the condominium areas and Village Woods. This also means a fourth water tank containing 250,000 gallons. With the three other tanks already in service, we now have a storage capacity of more than 800,000 gallons of potable water. The high locations of these tanks also provides excellent pressure for our fire hydrant complex.

Lodge Footbridge Just completed are five dams on either side of the footbridge running from the parking



Uel Gardner said, "It's cold enough to make snow." GM Fred Swaney replied, "Let's do it! How about tomorrow morning?" So, on October THIRD, with a temperature of 28, the snowguns put 6" of snow in front of the Lodge. Switchboard operator, Valerie, put on boots and skis; Gardner and Swaney made snowballs.

lot to the Lodge. These produce 5 beautiful pools which have just been stocked with the most beautiful trout you have ever seen. **No fishing, no fishing, no fishing.**

As indicated elsewhere in this issue, the whole theme is Progress. If you have any questions, don't hesitate to let us know about it. But don't call the Operations Office; call your Property Owners Association, or drop in any Saturday.

HOUSE CONSTRUCTION SCOREBOARD

Completed	46
Under Construction	15
Approved	14
Condominiums	31

Watch for announcement of this exciting new subdivision!



FIRST ANNUAL MEETING OF MPOA

About 100 property owners attended the first annual meeting of the Massanutten Property Owners Association in the Lodge on Saturday, February 1st. The gloomy day was not conducive to heavy ski activity but the resultant lack of cafeteria traffic meant that the private dining room quite handily accommodated the meeting.

The meeting was called to order at 2:00 p.m. and Secretary Jim Lane announced the receipt of 34 proxy votes from absentees.

MPOA President Ken Brown then reported on the activities of the Association since it was chartered in January, 1974. A summary of that report is enclosed with this issue.

Treasurer Doug Humphrey presented a report covering our income and expenditures for 1974, as well as an estimate of the same items for the year 1975. The detailed report appears on Page 3.

The Secretary presented a slate of nominees for the Board of Directors to serve until 1978. Three additional nominations from the floor necessitated a written ballot. Results are elsewhere in this issue.

General Manager Fred Swaney was introduced. After presenting his staff members, he gave a brief outline of his background and experience in the land development field. Emphasizing the new role of the Del E. Webb Corporation in the affairs of Massanutten, he reviewed the accomplishments of the past year and then spoke of the plans for this year: new subdivisions, utilities contracts, additions to the amenities now available, commercial properties plans, etc. (See Page 2). Mr. Swaney then answered all questions from the floor.

The meeting adjourned at 4:30 p.m.



Our abundance of deciduous trees and a blanket of fresh snow provide this excellent view from the Kettle Overlook of our ski area and other features of the Kettle. In the lower portion, a few holes of the golf course are visible; above Painter's Pond, Litten Lane winds toward the top of the ridge. Condominium clusters are easily seen in Skiside Courts, Skiside Courts East and Grenoble Woods.

\$825,000 WATER AND SEWER CONTRACTS FOR VILLAGE WOODS, PINEY MOUNTAIN

Massanutten has announced that it intends to award two contracts for the installation of water and sewer services in two subdivisions:

Piney Mountain Acres (116 lots)
Bryant Plumbing & Heating, Inc.
Martinsville, Virginia
\$375,000

Village Woods (98 lots)
Lanford Brothers, Inc.
Roanoke, Virginia
\$450,000

"The response to our invitation for bids was very gratifying," said Dwight Fiveash, Chief of Operations. "We received 22 requests for specifications —

that's high! Certainly, economic conditions had something to do with it, but I think the real reason is that these are better than normal jobs. The same invitation for Unit Four produced only 4 bids; Unit Five only 2. At the bid opening on February 8th, we had eleven bids submitted for Piney Mountain Acres, and five for Village Woods."

Although letters of intent have been mailed to successful bidders, contracts will not be signed until shortly after this issue is mailed. Work should start in 30 to 45 days. Contract completion date is at the end of 1975.

**MASSANUTTEN PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS**

Term expires at annual meeting 1977

H. KENNETH BROWN, *President*
Activities Director, Massanutten
Residence: Harrisonburg

JAMES LANE, *Secretary*
Attorney, Conrad, Litten, Sipe & Miller
Residence: Harrisonburg

Term expires at annual meeting 1976

DR. WILLIAM R. BEASLEY, *Vice President*
Oral Surgeon, Harrisonburg
Residence: Harrisonburg
Chalet on Lot 126, Unit Two

FRED SWANEY
General Manager, Massanutten
Residence: Massanutten

Term expires at annual meeting 1978

WILLIAM BAKER
Commercial Properties Division, Massanutten
Residence: Massanutten

GORDON BORMANN
Superintendent of Construction and Chairman of
Architectural and Ecological Control Committee
Residence: Harrisonburg

DWIGHT FIVEASH
Chief of Operations, Massanutten
Residence: Harrisonburg

*HARVEY JONES, *Treasurer*
Controller, Massanutten
Residence: Massanutten

WILLIAM MEAGHER
General Manager, Acacia Mutual Insurance
Company, Virginia Beach
Residence: Virginia Beach, Virginia
Chalet on Lot 207, Unit Three

DONALD PHIBBS
Accountant, Partner, Keeler, Phibbs & Co.
Residence: Harrisonburg
Condominium in Grenoble Woods

FRANK RYAN
Director, Environmental, Health & Safety Services,
Rubber Manufacturers Association, Washington, D.C.
Residence: Hyattsville, Maryland
Chalet on Lot 302, Unit Three

****Appointed to replace Douglas Humphrey***

The new Board met immediately after the Annual Meeting and re-elected the incumbent officers (indicated above). The Executive Committee of the Board consists of Brown, Beasley and Lane.

**" '75 WON'T BE GREAT
BUT IT'LL BE GOOD!"**

That note of optimism was one of the brighter spots of the remarks by General Manager Fred Swaney before the meeting of the MPOA.

"Everyone is very conscious of other developers' problems: financial woes; inability or failure to fulfill promises; court actions by dissatisfied purchasers; or, completely halting progress." After recounting the many accomplishments in 1974, he continued, "I am happy to report that Massanutten is right on schedule. Total commitment by the Del E. Webb Corporation carries with it a pledge to finish everything started. And there are a number of things in the planning stage which I would like to tell you about."

Some of the items Mr. Swaney discussed are listed here (some have been updated to reflect action since the Feb. 1 meeting):

- Greenview Hills Golf Course Subdivision Property Report has been filed with HUD. Owners in Hopkins Springs have been advised we are allowing a generous appreciation on their property if they wish to trade-up to this newest unit.
- The next new section to be opened is in the hands of our engineer: Section Six, on Massanutten Drive between Units One and Four, consisting of 66 lots.
- Water and sewer contracts for Piney Mountain Acres and Village Woods have been awarded (*see page one*).
- By ads in Wall Street Journal and extensive personal contacts, our hotel site and condo area, Innsbruck Heights, are being offered for sale. Preliminary engineering is underway for 4 more condo areas.
- Working drawings for completion the first nine holes of the golf course are in hand; a contract will be awarded shortly.
- Lights are being installed on our present tennis courts; our plans this year call for more courts in the same general area.
- An ice-skating rink will be constructed for use next winter.
- Preliminary planning is underway for a proposed recreation center on the knoll overlooking Hensley Pond on the western slopes.

(Cont. Page 3)

MASSANUTTEN PROPERTY OWNERS ASSOCIATION, INC.

BALANCE SHEET DECEMBER 31, 1974

<i>Assets</i>	
Cash	\$4,311.50
Assessments Receivable	5,432.50
Other Receivable	7.00
Total Assets	<u>9,751.00</u>

Liabilities and Property Owners' Equity

Payable to Massanutten	\$9,751.00
Property Owners' Equity	- 0 -
Total Liabilities and Equity	<u>\$9,751.00</u>

STATEMENT OF INCOME JANUARY 1, 1974 — DECEMBER 31, 1974

<i>Revenue</i>	
Property Owner Assessments	\$ 49,700.00
Garbage Collection	71.00
Contribution by Massanutten	100,040.00
Total Revenue	<u>\$149,811.00</u>

Expenses

Maintenance of Streets	53,285.00
Maintenance of Tennis Facilities	566.00
Restocking Water Impoundment	1,495.00
Amenity Operations	25,988.00
Security Operations	68,457.00
Recording Fees	20.00
Total Expenses	<u>\$149,811.00</u>

Profit (Loss) - 0 -

CASH RECEIPTS AND DISBURSEMENTS YEAR ENDING DECEMBER 31, 1974

Receipts

Property Owners Assessments	
Unit One	\$ 9,750.00
Unit Two	11,700.00
Unit Three	20,092.50
Ski Side Courts	2,100.00
Ski Side Courts - East	625.00
Cash Received From Trash Collection	64.00
Total Cash Receipts	<u>\$44,331.50</u>

Disbursements

Partial Payment of Common Expenses	\$40,000.00
Unit Three Recording Fee	20.00
Total Cash Disbursements	<u>\$40,020.00</u>
Cash in Bank 12/31/74	\$ 4,311.50

ESTIMATED RECEIPTS AND DISBURSEMENTS YEAR ENDING DECEMBER 31, 1975

Receipts

Property Owners Assessments	
Unit One	\$ 10,200.00
Unit Two	13,500.00
Unit Three	28,350.00
Unit Four	40,200.00
Unit Five	8,875.00
Ski Side Courts	2,250.00
Ski Side Courts - East	750.00
Grenoble Woods	2,250.00
Total Estimated Receipts	<u>\$106,375.00</u>

Disbursements

To Massanutten for Common Expenses	
Security Operations	\$ 68,700.00
Amenity Operations	40,500.00
Maintenance Operations	55,500.00
Total Estimated Disbursements	<u>\$164,700.00</u>

Estimated Contribution by Massanutten \$ 58,325.00

Swaney, cont.

"We want you to be happy about owning property at Massanutten," he concluded. "The facilities are for you and your families. We constantly strive to make them more convenient and pleasant for you to make use of. Let me assure you that we will continue to do so."

HOUSE CONSTRUCTION SCOREBOARD

Completed	56
Under Construction	10
Approved	16
Condominiums	31

THANK YOU, SKI SOUTH!

Dressed up in slick paper, the latest issue of "Ski South" has a listing of what they consider to be the 5 best slopes in the South. Massanutten is rated No. 2, right behind Snowshoe. A nice compliment from a good magazine.

Why don't you come up and ski us sometime?



VISITORS Coach and Mrs. Allen on one of their visits to the slopes. Below, Debbie Craig, National Teen Age of Virginia, looks pretty even after a spill.



"NONE BETTER" is the comment we hear most about our Ski School Instructors, shown above (Ski School Director Tom Nangle and Assistant Beverly Stephens kneeling in front). "Proficiency and patience" are the attributes most appreciated by the hundreds of non-skiers — and skiers — who come to learn how — or to improve their skills. We're proud of them!



MASSANUTTEN'S "SNOW-FARMERS"

The first question asked by skiers who arrive early in the morning is "How's the snow?" Of course, the snow guns are making new snow whenever conditions are right. "But, they are not interested in how deep the snow is," explains Ski Area Director Uel Gardner, "They want to know how the surface is." And that is what snow-farming is all about. In the cold, dark hours, our crew is out with every piece of equipment preparing the slopes for skiing: packing fresh snow, relocating snow, powder-making, planing moguls, or just smoothing and grooming between day and night skiing sessions. Some areas may have snow that is deeper than ours, but we bow to no one on the conditions of our slopes — thanks to our crew of "snow-farmers."

HERE'S THE PLAN! Uel Gardner explains it to Dave Stroup, while Tony Waddell holds everything from sliding down. Left, Uel and John Timmons survey a stockpile of snow from the big gun. Below, right, Bill Shifflett and Norman Michaels with a traffic problem.





Kettletter

NUMBER 7
MARCH, 1975

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801

During the years he spent building the giant Del E. Webb Corporation, the late Del Webb was known for his philosophy of "finishing anything he started." That principle was re-affirmed at the Massanutten Quarterly Meeting attended here by a number of Del E. Webb corporate officials.

Many of the new projects which were spoken of by General Manager Fred Swaney, in his remarks before the Property Owners Association Annual Meeting in February, as "plans for the future" have been moved into the category of "present projects:"

- Four new tennis courts will be constructed this Spring (as opposed to the "at least two" announced earlier. Two will adjoin the existing courts; the other two will be built in the triangle formed by Peak Drive and Massanutten Drive. Combined with our present tennis-swimming facility, the entire section will be cleared of underbrush to provide a general recreation area - a small park with picnic tables and all. As announced earlier, lights are being installed on the two courts we now have.

- The temporary sales office will be moved to the large cleared area which runs to the left of Massanutten Drive toward the Lodge.

- At the upper end of that same area (closest to the Lodge), an ice skating rink will be constructed for use next season.

- The riding stables will be moved from the north end of the Kettle over the ridge to the western slopes. This will open up miles of new riding trails to our equestrian owners and friends.

- Two contractors are beginning to move in heavy equipment for the installation of water and sewer facilities in Piney Mountain Acres and Village Woods. Contract completion date is December, 1975.

- In addition to Section Six (On Massanutten Drive between Units One and Four), our engineers are planning another Kettle Subdivision just to the north of Village Woods which, with the addition of more lots in Village Woods, will provide prospects the opportunity to purchase in a spectacular area overlooking the ski slopes and the golf course.

The acceptance of our HUD filing for Greenview Hills is expected within ten days. The 195 lots in this golf course subdivision will then be offered for sale to the general public. Many of our present owners took advantage of an early announcement to inspect Greenview Hills and make a selection. As part of that early announcement, an Appreciated Trade-up Program was offered to owners in Units One through Five. THAT PROGRAM WILL BE TERMINATED ON SUNDAY, MARCH 23rd.

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801

GOLF COURSE WORK UNDERWAY

Negotiations have been completed, contracts signed, and work has begun on the completion of the first nine holes of our 18-hole golf course in the Kettle.

In making the announcement, General Manager Fred Swaney commented, "I am really delighted that we are now able to take advantage of the combined talents of Francis J. Duane and Richard Watson. Frank Duane's track record is certainly impressive. Observing what he has done here, and having worked closely with him for the past few months, I have developed a tremendous respect for his abilities."

After preliminary clearing and grading has been completed, an automatic irrigation system will be installed. Work will then progress to the fairways, tees, and greens. This work, scheduled for completion at the end of this year, will cost in excess of a half-million dollars.

Adjoining Greenview Hills, our newest subdivision, the course promises to be spectacularly beautiful. Carved out of the heavily wooded valley of the Kettle, the fairways, which will average 150 feet in width, will present the golfer with an abundance of foliage on ground level, and if he should (excuse the expression) look up, he will be afforded a view of both ridges of the Kettle. Mountain streams will also add some spice to the game.

I have walked the 3435 yards many times," said Dwight Fiveash, Chief of Operations, "and I can assure you the course will be a real challenge." Without the euphemism, most who know about such things agree, but feel that it will not unduly penalize the average player. The attractive greens will average 7500 square feet, and there will be a driving range and a putting green to sharpen up one's game.

The experience and background of Francis J. Duane, our golf course



In a rare indoor meeting, GM Fred Swaney listens while Francis Duane, flanked by assistants Pat Mulligan and Dennis Schuster, runs over his plans for the front nine with Dick Watson and Chief of Operations Dwight Fiveash (far right).

architect, have been mentioned a number of times in these columns, but it is worth repeating that among his better known courses are Sea Pines at Hilton Head, SC, Myrtle Beach (SC) National, and course for Westinghouse at Half Moon Bay, CA, and two prospects in Hawaii.

Mr. Richard Watson, who will supervise the construction through completion, is headquartered in Lincoln, Nebraska, but judging by the number of courses he has built around the country, it is hard to imagine his ever being there. Over 40 courses bear the Watson label, and two of which — The Iowa National in Panora, and Doe Valley, reputedly the finest golf course in Kentucky — are ones with which GM Swaney was personally involved. In addition Swaney and Fiveash have inspected more recent projects in Richmond and at The Summit.

Coincidental with completion of the front nine, clearing for the second nine will also be initiated this summer. Mr. Watson and his staff will supervise all phases of both projects, but the plan is to use Shenandoah Valley men, materials and machinery.

Pool is open . . .

Jim Pivarnik has shifted gears from his ski area job, and is once again ensconced as Swimming Director. And we are reminded again what a truly beautiful swimming area we have. As Summer Activities Director Uel Gardner asserts "... the prettiest spot on the project!"

Swimming classes are available: classes during the week; private lessons by appointment. And that includes Red Cross Lifesaving courses. Nothing like a dip in the pool to work up an appetite for dinner in the Kettle Room.

. . . stables have moved

If you haven't visited the new 83-acre location of the stables, it is well worth a ride on Del Webb Drive over the West Ridge to take a look. Just outside the West Gate, there is ample parking on the project. While the youngsters can romp in relative safety in the pasture, you can get to the National Forest in a matter of minutes for a trail ride. Rentals, Instructions and boarding are all available. See Dave Stroupe, or call 269-4371.

MEN AND MACHINES ARE MAKING THINGS MOVE AT MASSANUTTEN



Plenty of this to get thru the Massanutten rocks.



Beautification! Signs at entrances to major subdivisions and intersections.



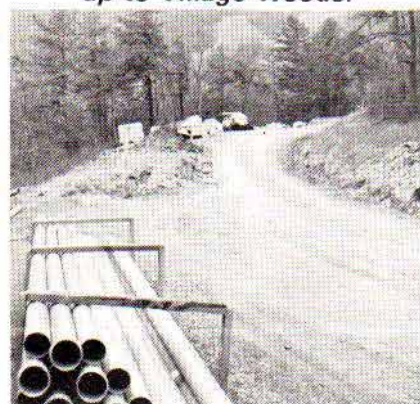
New road into Unit Six - soon open for sale.



Utilities on their way up to Village Woods.



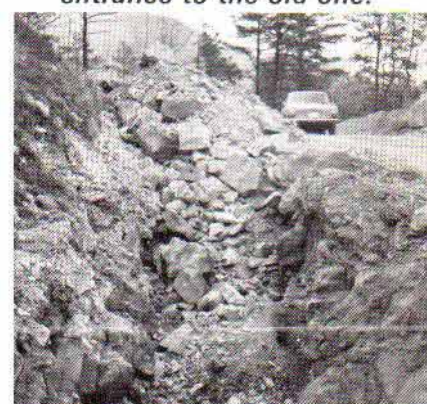
Not a new lodge - a new entrance to the old one.



Sewer pipes and manholes ready to go underground.



Some of the equipment at work in Village Woods, Piney Mountain Acres and Unit Six.



Blasted excavation for utilities [Village Woods].



Manhole being readied for final road surfacing.



Bulldozer clearing and grading the way for tennis courts 3 and 4 near the pool.



Cleared and graded, ready for courts 5 and 6.

OPERATIONS OFFICE KEEPS BUSY SCHEDULE

Just down the road from Massanutten's Administrative Offices, a green trailer houses the control center of all construction on the project: The Operations Department. The nearly-filled parking lot would indicate that all offices, and more, are filled. But, except for those rainy days when staff members can stay inside to catch up on paper work, the offices stay pretty well deserted save for Mary Williams who maintains contact with them and the outside world by two-way radio and telephone.

The trailer is just the tip of the iceberg. From it, Dwight Fiveash, Chief of Operations, controls the activities of the seventeen men, eleven vehicles and a half dozen pieces of equipment in his Department, through the chief members of his staff: Stuart Gardner, Operations Manager; Doug Waldrop, Construction Inspector; and Lewis Lawson, Maintenance Foreman.

Certainly, the tremendous amount of construction going on right now at Massanutten (a sampling of which is shown by some photos on the opposite page) has to be accomplished with the help of outside contractors. At this writing, there are nearly 70 pieces of heavy equipment working inside the Kettle, in Hopkins Springs, and Piney Mountain Acres clearing new units, building roads, installing water and sewer lines, constructing four tennis courts, completing the golf course, burying utility lines and myriad other things that boggle the mind of this writer. Not so apparent, but there nonetheless are survey crews methodically working their way through the woods staking out boundaries and lot lines for new subdivisions.

If there were nothing else to do all day, merely recording progress, and more important, exercising quality control over our contractors would mean full days for Dwight and his staff.

But there *are* other things to do. Maintenance of our roads and various recreation facilities never leaves Lewis Lawson and his crew wondering what they will do the next day — or next week. But the spruced-up appearance of the project is evidence of a great deal of work well done: new signs, entrance ways, general housekeeping, or a simple little chore like moving the stables over the mountain!

Right hand man to the Operations Chief is the Operations Manager, the ubiquitous Stu Gardner. His job is in the field working on the spot with our own staff or with the many contractors. The daily problems are both large and small, many in number, but above all, diverse. Finding his vehicle along the road means only that he rode it as far as it would take him. From there his trail is apt to go off through the woods — or down a manhole. Other than a conference with Dwight over a set of prints, the only thing that brings him inside (and not always then) is rain.

Recruited from the engineering firm that did most of the design for the construction now under way, our Construction Inspector, Doug Waldrop has the job of seeing to it that the things he helped put on paper now go into the ground properly.

But things start, and usually end up, with Dwight Fiveash. His time is divided between hard-hatted hours in the field and tiring hours at his desk or the conference table; between the two-way radio and the telephone. As a Professional Engineer, he is well trained, and is equally at home, in both situations.

The day generally starts with a planning meeting with GM Swaney, who explains, "Dwight knows what he's doing, but it's essential that I know what he's doing!" Conferences with VEPCO, Continental Telephone, a half dozen contractors and the engineering firms are daily fare. To that, add constant liaison with State and County Health Departments, Water Control Board, Forestry Service, Soil Conservation authorities and other regulatory bodies. Our sewage disposal system and water treatment facility are sub-contracted, but meticulous control over their efforts is essential to a project of this kind.

"And then there is the little item of budgets," said Dwight. "By the time I finish explaining to our Controller, Harvey Jones, how much I have spent *this* year — and why — Fred Swaney wants to know how much I expect to spend *next* year. But it's been a great experience for me," he went on. "When someone sees the PE after my name and asks, 'Are you a Professional Engineer?' I just say, 'You better believe it; I work at Massanutten'."



NEW PARK FEATURES SIX TENNIS COURTS

In the recent edition of "TENNIS TALK", a great deal was said about the tennis program for this summer, and we hope you found it to be exciting news. Rain set plans back a day or two, but surface is down and the fence is on the way.

Not enough was said in that flyer about the new park being developed in the tennis/swimming pool area. It was suggested in the schematic drawing of the park, but the plans deserve better treatment.

"I have always been intrigued by the potential of that area," admits GM Swaney. "While we were looking for room for 4 more tennis courts, we saw a number of other things: a way to remove the sales trailer, of course, but, more important, the outline of a general recreation park, with the tennis courts and the swimming pool in the center."

So, as rapidly as work schedules will permit, there will appear a volleyball court, one for badminton, some shuffleboard and anything else that occurs. The triangle between Massanutten Drive and Peak Drive will be cleared of undergrowth, picnic tables will be scattered throughout. The Tennis Pro Shop is in place; coming is a snack bar at the swimming pool. And then some tables in the shade on the high side of the pool for bridge-playing children-watchers.

YOU NEED A FISHING LICENSE

The Fish and Game Warden has ruled that persons fishing in Painter's Pond must have fishing licenses. Check with the Security Officer for complete details. (The trout are worth it!)

Our First Annual TROUT RODEO

CHAMPION
Bill Benham
LARGEST FISH
Mike Busada



The Champ



Trophy Winners



no trophies -
but lots of fish



Hold still, will ya?



A real whopper



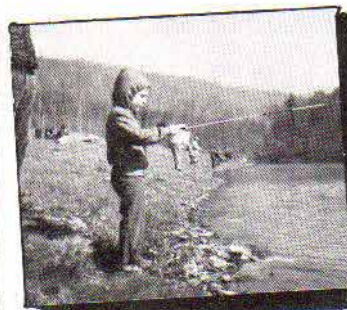
We did all right!



Judge Meagher
at the scales



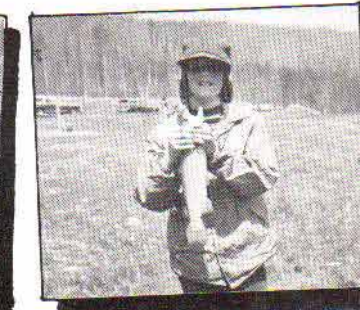
Trout dinner tonite!



C'mon, bite!



FIRST FISH A.M.
Jay Litten



Nothing like this
at Virginia Beach!



there's my limit



FIRST FISH P.M.
Steve Brown



We came to fish



No fingers
on the scales!



Now what do I do?



Hey, pop, look!



A proud fisher

WINNERS
15-17 Bill Benham
Steve Brown
Heidi Blauvelt
12-14 Kris Kurtz
Jeff Roadcap
Chris Cook
Under Jay Sowers
12 Donny Callender
Chip Workman
Like a picture? Send a note!

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801

FRONT NINE RAPIDLY TAKING SHAPE



Board Votes New Rules for Identification Cards, Guest Privilege

At its regular quarterly meeting on August 6, 1975, the MPOA Board of Directors unanimously decided to inaugurate a program of annual validation of Property Owners Identification Cards by affixing stickers which will be issued when the owner has paid his annual assessment.

Although there are ancillary benefits to the procedure, e.g., rendering useless ID Cards in the possession of former property owners, the primary goal is to deny the use of our recreational facilities to those who may choose to ignore their contractual obligation to "join and remain a member of the Property Owners Association and to pay its annual assessment." It will also mean a denial of the discounts allowed to property owners at the ski slopes and, later, the golf course.

Assessments are used to pay for road maintenance, security, and upkeep on our amenities. Since no property owner can be forbidden access to his lot, the benefits of the first two items — roads and security — are for all to enjoy. The Board felt strongly, however, that it should preclude the use of the amenities to those who, for whatever reason — and unlike the great majority of members — are not paying their way. Hence, the annual validation of ID Cards.

Before ski season, stickers, along with more complete instructions, will be mailed to all paid-up members. Since they have not yet been assessed, owners in Piney Mountain Acres, Village Woods, Bellevue Glade, Greenview Hills and Unit Six will also receive stickers by mail. Delinquent members paying after the initial mail-

ing will receive stickers by return mail.

**CARRY YOUR CARD WITH YOU;
YOU WILL BE ASKED FOR IT!**

Although guests are not a critical problem right now, the Board is looking ahead and voted these regulations:

Swimming Guests Limited to eight. If you'd like to bring more, please ask permission to do so. Larger groups can be accommodated for special use (nights, for example); a charge will be made commensurate with the number of MDC personnel necessary for supervision and safety.

Tennis Guests From September 2 until about October 15, a charge of one dollar (\$1.00) will be made for each guest on weekends. Starting in 1976, the guest charge will be in effect at all times.

Twenty Hensley's and son Winston went all out for the "wildest shirt" prize — and won it. Uel Gardner is making the awards.



Kettletter

NUMBER 11
DECEMBER, 1975

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801

SLOPES READY FOR BIG SEASON

The long Indian Summer was beneficial in many ways — the golf course is green — but as of this writing, it's officially over. The mercury is in the teens and below, and the snow guns doing their thing. Everything is ready for another great ski season.

"Each year, we try to improve," Ski Area Director Uel Gardner told us, "and this year there are three things which should make a ski trip to Massanutten more enjoyable."

Slope 5 mid-station

This unloading station will offer a new run for the Intermediate skier: a 1400-foot run with a vertical drop of 264' (200' longer and 75' more vertical than No. 3.) But the primary benefit is that, by changing our snow-making sequence to make snow first on "lower No. 5", we will be able to get No. 5 open a lot sooner than in the past. On weekends with our usual crowds, whenever No. 5 is open all the way to the top, and if No. 3 slope is open, the mid-station unloading will be closed. This may not be the case during the week.

Best advice: check the trail map by the ticket windows; it shows exactly which slopes are open.

Night skiing

We are now open five nights a week, Tuesday through Saturday.

Snow-making equipment

Massanutten has purchased two additional snow-guns to supplement our present inventory. These "Burns" units are all electric and use much less air which in comparison to the other guns, means a 30 percent increase in snow-making capability. Anything that makes the wonderful white stuff is a welcome addition.

Many familiar faces at the ski area this year: Instructors, rental shop, ski patrol — and, of course, the Massanutten "Snowmen".



RESERVATIONS FOR RENTAL EQUIPMENT

150 sets of skis, boots and poles will be made available every day for advance reservations by Property Owners and personal guests who must be accompanied by the PO.

Weekend rentals must be reserved by 10 p.m. Thursday evening.

Weekday rentals must be reserved by 10 p.m. the night before.

Cancellations must be made by 8 a.m. of the day for which the equipment is reserved. Otherwise, reservations are considered guaranteed and payment will be expected.

Additional charge: 50 cents, each day for each set.

BRING YOUR SKATES!

For the Hans Brinkers in our midst who come to the ski area "just to watch" but who also are nostalgic about winter sports in the good old days, Massanutten has provided a 10,000 square foot skating rink. We are relying on Mother Nature for the refrigeration, but we have done a lot of other things to make it feasible: grading and clearing and a set of steps going up the lower side. Depending upon its use this year and some suggestions from the users, we may do more next year. Just off Massanutten Drive enter parking at stone pillars on left just before Del Webb Drive.

RATE CHANGE

Adult Lift Ticket
Weekends, Holidays \$11.00
(Property Owners \$9.00)

For other rates
see enclosed brochure

VALIDATION STICKERS
are good through the
1975-76 SKI SEASON

Obtain additional stickers
in Lodge at Ski Area



Kettletter

NUMBER 13
JUNE, 1976

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801

"MOUNTAIN GREENS" NOW OPEN!

The first nine holes of our 18-hole championship golf course — aptly named "Mountain Greens"—are open for play.

The chilly weather finally left, the rains came, and now there are 3,226 yards of verdant fairways, broad well-turfed tees, and solid undulating greens to challenge the most fastidious player. The old saw about "playing the course and not your opponent" was never more true than it is at Mountain Greens.

In a letter to GM Fred Swaney, an official of USGA wrote, "... I feel that the golf course is outstanding and may well prove to be as spectacular as any in the eastern United States." Biased we are, but we feel that he was a little conservative in the scope of his appraisal.

And it is. Every fairway is bordered by the magnificent trees of the Kettle forest which also act as a natural backdrop for the approach to every green. On its way to Painter's Pond, Stony Run meanders through much of the course, its crystal-clear, shallow water providing easy recovery of errant shots. Three dams along its course also provide a final resting place for those balls hit just a little "fat". Diagrams under the shelter on each tee graphically point out the hazards.

There is a generous parking lot in front of the Pro Shop where one can purchase sundry golf equipment and rent a golf cart. Steps away are a magnificent tree-fringed driving range and an 18-hole putting green.

Pro Shop Manager Tony Waddell (wearing spikes instead of skis) reports that opinions expressed by our first half-hundred players vary, as one might expect, in direct relation to the scores, but all agree on one description: "Beautiful!" (More on page 2)



From No. 3 green, there is little doubt about the origin of the name of our golf course: Mountain Greens. On the east slope of the Kettle, the ski slopes are clearly visible. From the tee, 344 yards in the background, No. 3 offers a narrow tee shot to a wider fairway, slanting to the right, and an approach to an elevated two-level green.

OUR NEW NAME: MASSANUTTEN VILLAGE

Seizing upon the occasion of the 5th anniversary of the creation of Massanutten Development Company, General Manager Fred Swaney made a public announcement changing our official name to "Massanutten Village".

"Exciting things have happened in these first five years", Mr. Swaney said, "including the opening of the first nine holes of our golf course. While development continues, still the name 'Development Company' no longer accurately describes what you will find at Massanutten."

Massanutten Village has over 1000 property owners, all members of an active Property Owners Association. There are 107 homes and 35 condominiums all served by our own water

and sewer system, reached by a network of nearly 40 miles of hard-surfaced roads, patrolled by our own security force.

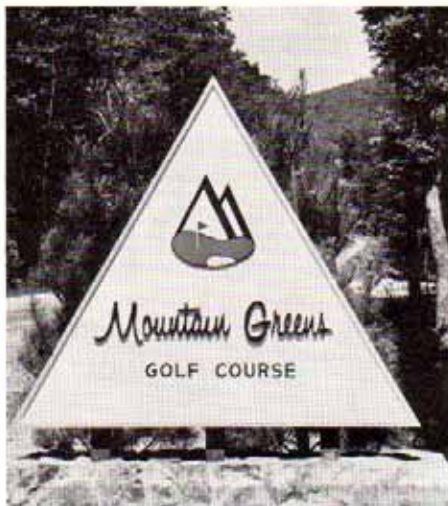
In his announcement, Mr. Swaney also presented statistics illustrating "What Massanutten has meant to Rockingham County", in terms of tax collections, payrolls, purchases of supplies and services and estimated business by visitors, as well as the amounts paid to local contractors by Massanutten Village and owners who have built homes. "These facts are, very often, overlooked by the local residents," he added, "and I think it is time to bring it to their attention."

He also spoke briefly of the construction on a 240-unit condominium hotel which will start this summer.

VALIDATED IDENTIFICATION CARDS
are required for use of recreation facilities

MASSANUTTEN VILLAGE

GOLF



More familiar to most in long underwear than in short sleeves, Uel Gardner has added the golf course to the other summer activities he supervises: tennis, swimming, stables and so on. Tony Waddell, Pro Shop Manager, demonstrates his skill at loading clubs on a golf cart. His shop is full of golf goodies. Call him at 289-5527 for a starting time. Or to arrange a golf lesson. GM Swaney seems to be happy about the whole thing.



No course in this area boasts a practice driving range, much less one as beautiful as this one at Mountain Greens. Wide enough to accommodate a long lazy slice or a short duckhook, it reaches out 255 yards to the trees in the background. (The one our GM is about to hit went straight). The condition of the tee speaks for itself. And all those new balls! Nearby is an 18-hole putting green. For practice or play, come to Mountain Greens!

On Del Webb Drive, visiting golfers are greeted by this sign at the entrance to the golf course. Plenty of room to drop clubs at the Pro Shop and then park in an area ringed by the golf cart storage shed, first tee, practice putting green, driving range, and the ninth green. And it's all completely surrounded by the magnificent forest on all sides of the great Kettle — a truly spectacular setting.



Since the first grass seed was put into the ground, this has been an almost daily event: a conference between Fred Swaney and Ralph Firebaugh, Golf Course Superintendent, whose long hours on the ground have paid off handsomely. Here they drive away from an inspection of the 7th green. On this 383-yard hole, you must decide whether to lay up short of those two dams in front or to go for broke. Massanutten Drive in the background.



STABLES

Located in 86 acres of beautiful pastureland, our stables provide excellent facilities for the youngster just learning to ride. For the more accomplished horseperson, trails lead off into the National Forest. Dave Stroupe, Riding Stables Operator is on hand to provide you with horses, to arrange for instruction or to map out trail hikes. Boarding for your own horses is available. Call Dave at 7/269-4371.

FISHING

Again this year, the fish hatcheries were called in and Painter's Pond was stocked with about 2000 rainbow trout for the sole purpose of provided sport (and some great eating) for property owners. Please restrict your catch to six fish. If asked to do so, you will have to show your ID card (validated, of course). You may bring a guest but pay \$1. for each fish he catches. Pay the Security Officer; ask about Virginia licenses.

PICNICKING

Throughout Massanutten Village are myriad nooks and groves just perfect for a secluded family picnic, seemingly a hundred miles from everywhere and everybody. But campfires or any other kind of fires are forbidden. For those who want to cook out, there are grills under cover near the gate house. There is also a little more room for the kids to romp in. Security will reserve a space for you; just give them a call.

HIKING

Local residents say they have never seen the foliage quite so luxuriant as it is this year. Walkers will discover that casual walks along the hard-surfaced roads in the various subdivisions are much like strolls through the woods. But the Rim Trail is still the best bet. Starting at Kettle Overlook, it is about 4 miles to the top of ski slope No. 5; rugged enough for the serious hiker, but well-marked for the neophyte. Let the Security Office know if you go.

SUMMER ACTIVITIES

TENNIS

On March 27, Jim Rankin, Massanutten Village resident tennis pro, started the 1976 season off with a "thwack" — giving the first lesson of the year. Activity has increased ever since. Mountain Greens Golf Course will lure away some of our diffident tennis players, but the courts are still the main recreation attraction for property owners and guests.

Courts 3 and 4 will be lighted this month, bringing to four the number of courts available for play 24 hours a day. If you have not played in the cool of evening, try it! Please turn off the lights when you have finished?

Jim has scheduled various types of tournaments through Labor Day to provide some competition for those

who thrive on such stuff. The big competition, of course, is the third Annual Massanutten Village Tennis Tournament to be held on Labor Day weekend, September 4, 5 & 6. Not too early now to sign up with Jim for one or more of the various categories.

In his continuing effort to offer the kinds of instruction tennis players want, Jim has worked out an ambitious series of lessons which are described below. Sessions are arranged in series to give an opportunity for concentrated teaching during a normal vacation period. For those who cannot take advantage of such periods, there are weekend and evening classes. If all else fails, private lessons for individuals or small groups can be arranged.

SUMMER TENNIS CLASSES

Weekdays Tuesday thru Friday 10 hours:\$20.

Beginners: 11:00-12:15 Intermediate: 9:30-10:45
(Children (6-10) 1:00-2:00 8 hours: \$15.)

Session II — June 22-July 2 Session III — July 6-16

Session IV — July 20-30 Session V — August 3-13

Session VI — August 16-August 27

Evenings

Advanced 6 hours-\$18.

Beginners 9 hours-\$20.

Intermediate 9 hours-\$20.

Tuesday and Thursday

June 22-July 1 — 5:30-7:00

July 13-July 29 — 7:00-8:30

June 22-July 8; August 3-19 — 7:00-8:30

Weekends

Beginners July 10-25

Intermediate July 10-25

Saturday & Sunday 9 hours-\$20.

July 31-August 15 — 11:30-1:00

July 31-August 15 — 9:30-11:00

See enclosed card for special Round Robin Tournament dates

Third Annual Massanutten Village Tennis Tournament

Labor Day Weekend

September 4, 5 & 6

RULES

Remember: when you use these facilities, you will be asked to show your ID Card; it must have a 1976 Validation Sticker which will be sent to you when you have paid your 1976 POA assessment.

Dependents (by IRS definition) who are members of your immediate family will be issued ID Cards and Validation Stickers. They may use all the facilities and may bring guests.

Non-dependent members of your immediate family who are unmarried, may obtain ID Cards and Validation Stickers and may use all facilities.

Guests must be accompanied by the Property Owner and may use all facilities but must pay a guest fee as follows: \$1.00 per person per day for swimming; same rate for tennis. Permission necessary for over 6 guests.

SWIMMING

The swimming pool is still our most popular summer recreation spot, the complete family sport. Bob Bender and George Dunigan make sure that everything goes well; Ed Price does most of the instruction. And because of the popularity of swimming lessons in other years, they are being offered again this year for the beginner through to swimmers. Life-saving classes for Juniors and Seniors. All are Red Cross approved provided there are 6 swimmers in the class. Sessions consist of 10 classes over a two-week period, Monday thru Friday.

Session II: June 28 thru July 9

Session III: July 19 thru July 30

Cost for swimming classes: \$7.00 per session; Lifesaving: \$10. for a 3-week session of 15 classes: June 28 thru July 16. Everybody in the pool!

STONEWALL TERRACE

For a new experience in dining, try our new open-air terrace, adjoining the pool, overlooking the tennis courts (now lighted). The carpeted deck is complete with outdoor tables and chairs. In his expanded kitchen, Chef Jerry Mancuso can offer a fine selection of delicious entrees, on Friday and Saturday nights and from noon to 5 on Sunday. Open every day for lunch from 11 until 3.



MPOA Holds Second Annual Meeting

The attendance at the second annual meeting of the Massanutten Property Owners Association validated the decision of the Board of Directors to change the date of the meeting originally established in the By-Laws (first week in February and right in the middle of ski season) to the first week in April.

With a quorum established, Ken Brown was elected Chairman of the annual meeting and Jim Lane was elected Secretary. Following the routine matters to come before such a meeting, the Treasurer's Report was presented. Each one in attendance was given a copy of the last *Kettletter* which contained the report in some detail. Although there were a number of questions from the floor, it was apparent that those who had serious disputes had already received satisfactory answers by corresponding with the Association.

Coincidental with the Report, Don Phibbs was introduced as the new Treasurer of the association. This appointment was made in response to a request from Massanutten that the MDC Controller be relieved from that assignment because of the obvious awkwardness of his wearing two hats.

The closing of the Kettle Room for the summer was discussed by Mr. Swaney who pointed out that it was a matter of economics: summer patronage has not warranted keeping the restaurant in operation. "Stonewall Terrace" has been opened to provide dining facilities. (See page 3)

Dr. William Beasley and Fred Swaney whose terms expired at the annual meeting were re-elected to the Board to serve until 1979.

Immediately following the meeting, the Board met and re-elected the current officers (also the Executive Committee) for another term.

DEL E. WEBB STOCKHOLDERS MEETING



Massanutten Village was quite proud of itself when it was announced that it would be the site of the 1976 Del E. Webb Corporation Annual Stockholders meeting — the first time ever east of Chicago.

From Phoenix, Los Angeles, Chicago,



go, New York City, the members of the Board of Directors, accompanied by wives and a retinue of the personnel to handle the details of the meeting, flew into Dulles, thence by chartered Greyhound to McGaheysville. All were housed in condominiums in the Kettle. The annual meeting conducted by Chairman of the Board Robert H. Johnson (above) was held in the Lodge. Time was allotted for a complete tour of the project, including Mountain Greens. There was loud praise for its beauty — and hospitality.

HOUSE CONSTRUCTION IS BOOMING

The improving economy, the loosening up of mortgage money or general satisfaction with the development at Massanutten Village have produced a minor housing boom.

As of this writing, 109 homes have been approved by the Architectural and Ecological Control Committee and are either up or under construction, those in addition to the 35 condominiums which have been completed in Grenoble Woods and Ski Side Courts. "The Committee meets once a month to consider house plans," said Bill Baker, Chairman, "and this year we have had two or three submitted for each meeting. At one meeting there were six. It appears

there will be at least 30 housing starts before the end of the year."

Although a number of homes are being built in Village Woods, the bulk of the plans submitted are for homes in Unit Four. There has been no pattern established for the type of home being built — packaged home as opposed to a custom-built, but if you have not been to Massanutten Village recently, you can spend an eye-opening hour driving through the various subdivisions to see the quality and variety of the homes.

If you are thinking about building and do not have the necessary information, drop a line to the AEC Committee for all the details.

POA PAYMENTS TO MASSANUTTEN FOR FIRST FOUR MONTHS OF 1976

	JAN	FEB	MAR	APR
Security	\$ 6,325	\$ 5,885	\$ 6,718	\$ 6,153
Amenities	115	55	757	3,844
Maintenance	6,129	5,874	7,403	2,672
Administrative	1,498	583	760	1,065
	<u>\$14,067</u>	<u>\$12,397</u>	<u>\$15,638</u>	<u>\$13,734</u>

All-American COOKOUT

See enclosed
flyer for all details

Sunday, July 4th



Kettletter

NUMBER 2
MAY, 1977

PUBLISHED BY MASSANUTTEN DEVELOPMENT COMPANY, P.O. BOX 1227, HARRISONBURG, VA. 22801

POA/MDC Agreement Ratified at Annual Meeting

At the Annual Meeting of the Massanutten Property Owners Association on April 16, the nearly 200 members in attendance ratified the agreement with Massanutten Development Company governing the transfer of certain assets and facilities to the Association. The full text of the agreement is reprinted in this issue.

Negotiations on the transfer began on December 14, 1976. The advent of the prospective purchasers of the project slowed down the proceedings somewhat, but after many long hours of discussion of the details by the Board of Directors, the final language was resolved at a 6-hour meeting of attorneys and representatives of all three parties on April 13, and accepted by the Board at midnight on April 15, the day before the Annual Meeting.

Time did not permit distribution of the full text of the agreement at the Meeting, but the precis handed out provoked lively discussion during the morning session, and during the formal business meeting in the afternoon. Then, with praise for the obvious amount of work the Board had done, the agreement was ratified. The myriad details of the closing - deeds, lease agreements, title transfers - are being worked out by the lawyers, but, for all intents and purposes, MPOA is in business and getting settled down in its new office in the trailer near the skating rink.

Other than a discussion of our operating budget for 1977, the only other item of business was the election of two new members of the Board: Emmet Stroop of Harrisonburg and Sam Ukrop of Richmond.

Participation this year was the largest ever: nearly 500 in person and by proxy.

PROJECT SALE COMPLETED

Massanutten Development Company is no more, replaced now by Massanutten Village, Inc.

The complicated negotiations hinted at in the newspaper account reprinted in the last issue of the Kettletter have been completed. There remains now the completion and execution of the many documents necessary to such a transaction.

Details of the sale have not been made public, but will be made known to you as they are. Meanwhile, property owners can take comfort only in the assurances that the new owners will carry on the projects started by the Webb Corporation.

Principals in the new organization are: B. Dale Stancil, President; Stephen Bradshaw, Vice President; Henry Clark, Secretary; Ray Costin, Treasurer; Hylus Shenk, Assistant Treasurer.

Gunther Jochl has been named General Manager and will also serve as Ski Area Director. Ralph Firebaugh has been retained as Golf Course Superintendent.

Using the same mailing address and telephone number, Administration Offices have been established in the Information Center. Awaiting the filing of a new HUD Report, necessary for the resumption of land sales, Robert Johnson, Sales & Marketing Director, is setting up shop in the old Administration Building.

The first communication from Massanutten Village, Inc. is enclosed. As plans materialize, you can expect to be informed in the pages of Kettletters or separate mailings. During the summer months, the phone system will be different; please note the enclosed numbers.

SWIMMING POOL/TENNIS OPEN MAY 28

Pool Hours - 10-6 / Tennis Anytime / Stonefall Terrace Snack Bar open / Tennis Pro Shop

The following agreement governs the transfer of certain assets and facilities to the Massanutten Property Owners Association, Inc. (referred to herein as POA) by Massanutten Development Company, Del E. Webb Virginia, Inc., a joint venturer, Massanutten, Inc., a joint venturer, its successors or assigns, (referred to herein as MDC):

TENNIS, SWIMMING, AND STONEWALL TERRACE

MDC proposes to deed to the POA a parcel of land free of liens, which includes the six existing tennis courts, tennis pro shop building, swimming pool, bathhouse, Stonewall Terrace snack shop, and parking lots subject to the following terms: (*See Exhibit B, attached)

1. MDC reserves the right to use each of these facilities for sales and promotional purposes. POA reserves the right to charge normal guest rates for such use.
2. POA agrees that the guests of hotels or rental units may use the above facilities on a space available basis, as reasonably determined by POA, at the rate charged to guests of property owners.
3. POA agrees to maintain the above amenities in good repair and to provide adequate supervision for their operation.
4. POA agrees to pay for the cost of utilities for the operation of the above amenities with the exception of the Stonewall Terrace Snack Shop, which will be separately metered and paid for by MDC during the term of the lease hereinafter provided for.
5. POA agrees to lease, in accordance with terms delineated and mutually agreed to, the Stonewall Terrace Snack Shop to MDC for a period of five (5) years with two (2) five (5) year renewal options at a rate of \$1.00 per year plus insurance, taxes, maintenance and repairs. MDC reserves the right to surrender possession and terminate the lease by giving thirty (30) days notice. The area known as Stonewall Terrace shall include the existing enclosed food preparation area and the terrace or eating area.
6. All existing furniture and equipment located in the bathhouse and Tennis Pro Shop shall be transferred to the POA. Movable equipment located in the Stonewall Terrace Snack Shop (including the tables and chairs on the terrace) will remain the property of MDC.
7. In the event MDC wishes to use these facilities prior to or after POA's officially announced season, the costs of operating the facilities used, during the period of such use, will be paid by MDC.

SECURITY

MDC proposes to deed to the POA the existing Guardhouse, furnishings, and equipment, free of liens, located at the Project entrance on the following terms and conditions:

1. POA agrees to provide such security at the gatehouse and patrolling service as from time to time, and in its sole discretion, is deemed to be necessary or expedient.
2. POA agrees to provide security service on its regular patrols, but no less than three times daily, when the Lodge is not in use. Effective January 1, 1977, MDC agrees to pay an annual fee of five (5) times the annual assessment for an improved lot. This agreement may be cancelled by either party by giving ninety (90) days notice, and, in the event of such cancellation, the fee will be pro-rated for the period the service was actually provided. MDC agrees to provide, at its own expense, any additional se-

curity service it deems necessary.

3. The vehicle presently used by the security force will be transferred to the POA with the POA assuming the remaining balance of the lease obligation on the vehicle, if any.
4. POA agrees to maintain the Guardhouse in good repair and to pay the cost of utilities.

OPEN AREAS

MDC proposes to deed to the POA, free of liens, all space designated as open areas by recorded plats in Units 1-5, Village Woods, and Piney Mountain Acres, subject to reservation of blanket utility easement by MDC for the underground installation, repair, and maintenance of water, sewers, and utility lines through these areas, including the specific right to drill additional water wells on such open areas as necessary to provide an adequate water supply for the project.

Upon such installation, said easements shall extend for fifteen (15) feet on each side of said installation and said installation shall be charted by MDC for purposes of location and identification by all parties.

Upon installation and/or repairs, the ground surface shall be returned by MDC to its original condition as near as practical. The right of ingress and egress for installation, repairs and maintenance is reserved to MDC.

MDC also reserves the right to convey, at its option, future open space subject to the same blanket utility easement for Greenvew Hills, Units 6, 9, 10, Mountainside, and other subdivisions, open areas, and multi-family tracts.

Included in the above is Hopkins Park which includes the existing picnic and playground equipment and the Hopkins Cabin, subject to the following terms and conditions:

1. The transfer is subject to the existing obligations of MDC to John Hopkins II for life-use of the cabin.
2. MDC reserves the right, subsequent to the conveyance, to construct a road or roads across the parcel at location to be agreed upon by POA. Such road or roads will be constructed at MDC expense, and will be constructed to project road specifications, then conveyed to POA, and will be subject to maintenance and snow removal as hereinafter set out.

HIKING TRAILS

MDC proposes to grant a revocable right to use without charge any hiking trail located on property owned by MDC.

STREETS

MDC proposes to deed to the POA all existing streets, free of liens, in subdivisions known as Units 1-5, Village Woods, Piney Mountain Acres, Innsbruck Heights, Grenoble Woods, and Skiside Courts (east and west), Peak Drive (when it has been surfaced according to project standards), as well as the existing major arterial roads known as Massanutten Drive and Del Webb Drive (from Massanutten Drive to the Kettle overlook) subject to the following terms and conditions:

1. POA agrees to provide reasonable maintenance to such roads.
2. MDC will retain the right to use such roads.
3. Effective January 1, 1977, MDC agrees to pay to POA an annual fee of thirty (30) times the annual assessment for improved lots or seventy-five percent (75%) of the actual cost of reasonable snow removal and maintenance of Massanutten Drive, whichever is the lesser. All road maintenance, except as otherwise provided below, is to be provided by POA.

4. MDC agrees to repair, at its expense, any road damage caused by construction activities by MDC.
5. MDC proposes to transfer certain maintenance equipment to the POA, being a portion of the equipment listed on Exhibit "A", attached hereto.
6. MDC also reserves the right to convey at its option other streets as completed to project standards.

VEHICLES AND EQUIPMENT

MDC proposes to transfer to POA the equipment described in Exhibit "A", attached hereto. Said transfer shall be without charge except that POA agrees to assume the remaining indebtedness or lease obligations on those items noted with an asterisk. MDC agrees to enter into a working agreement with POA for housing of and sharing use of equipment needed to be used by both of them. Such arrangement shall be for a period of one (1) year, following acceptance of this proposal, and thereafter on a month-to-month basis.

PAINTER'S POND

MDC agrees to retain ownership of Painter's Pond including all easements, pumps, piping, and other equipment necessary for and used in connection with delivery of water from Painter's Pond to the ski facility and golf course. POA and its members shall have the right, at their expense, and without liability to MDC, to use Painter's Pond for fishing.

STABLES

MDC proposes to transfer to the POA the materials and building making up the existing pole barn and corral or, at the option of MDC, to provide a new facility. MDC agrees, at its expense, within one (1) year after transfer, to relocate said material and building to a site, approximately ten (10) acres in size, on property known as the Weast Farm.* Said site to be deeded to POA at no cost to POA. POA agrees to pay all costs of the stable facility from the date it is moved, or a new facility has been provided, and to keep it in good repair. However, POA reserves the right to decide whether or not to provide on-site staff, animal feed, or to have rental horses available. (* See Exhibit C attached.)

TRAILER OFFICE AND STORAGE

MDC proposes to transfer to POA, free of liens, the title to the trailer office, now located in the general area of the skating rink. MDC agrees to allow the trailer office to remain in its present location, at no cost to POA, for a period of one (1) year from the acceptance of this proposal. Subsequent to the initial year, POA agrees, upon sixty (60) days notice from MDC to relocate the trailer office at its expense, to a mutually agreed upon site, to be provided and deeded to POA, at no cost to POA, by MDC. Notwithstanding anything to the contrary, POA agrees to pay for all costs of maintaining and operating the trailer office, including but not limited to all utility costs.

MDC proposes to transfer to POA the metal stable building now located near the western slope gatehouse and, further, to relocate the metal stable building, at no cost to POA, on a mutually agreed upon permanent site, at which utilities and an access road are available. If negotiations between POA and MDC results in the establishment of an alternate storage area for POA maintenance vehicles and equipment, not involving the use of the metal stable building, POA agrees to re-transfer at its own expense, the title to said building to MDC.

GOLF COURSE

MDC agrees to complete the 18-hole golf course in accordance with its HUD obligations, and that the golf course will not be conveyed to POA without its knowledge and consent. If MDC decides to dispose of the golf course, POA will be granted right of first refusal, said right to expire at the end

of ten (10) years from the date of this agreement. In the event of a bona fide offer for the purchase of the golf course, POA must exercise its right of first refusal within sixty (60) days of the receipt of a written offer.

VOTING RIGHTS

1. POA agrees that MDC, its successors and assigns, will not be obligated to pay any assessments for any of its lots, whether platted or unplatted, recorded or not recorded.
2. MDC shall have the right to appoint a member of the Board of Directors who shall serve at the pleasure of MDC.
3. In the event of the sale of the development to the present contemplated purchaser, consisting of Massanutten Village, Inc., the said contemplated purchasers for themselves and their successors, will relinquish the present voting rights at the end of five (5) years from the date of this agreement. At that time, the contemplated purchaser's voting rights will be reduced to one (1) vote for each recorded lot it owns. In event the presently contemplated sale is not consummated, the current voting structure will remain in full force and effect. MDC further agrees that if the presently contemplated sale is not consummated, it will enter into negotiations with POA with the intent of possibly modifying the voting rights now enjoyed by MDC.
4. POA will make appropriate changes in its Articles of Incorporation and By Laws to reflect the contents of this agreement, and such changes will be binding upon POA, its successors and assigns.
5. MDC agrees that it will not exercise its voting rights to alter, vary or invalidate this agreement.

MASSANUTTEN PROPERTY OWNERS ASSOCIATION, INCORPORATED

(s) Peter F. Weaver, III, President

April 16, 1977

MASSANUTTEN DEVELOPMENT COMPANY A Joint Venture By DEL E. WEBB VIRGINIA, INC. And MASSANUTTEN, INC.

(s) F. P. Kuents, President

EXHIBIT A

Equipment to be Transferred to Massanutten Property Owners Association, Inc.

1975 Ford Dump Truck (#1462)
1972 1/2 Ton Chevrolet Pick-Up (#1428)
1960 1/2 Ton Ford Pick-Up (#1426)
1977 Chevrolet Blazer (#1467) *
1973 Ford 4000 Tractor with Attachments
1973 Ford 3000 Tractor with Attachments
1974 Ford Riding Lawn Mower
102" Snow Blade
Welder
10" Radial Arm Saw
Homelite Chain Saw
Sears Bench Grinder
Weedy Wood Eater
Various Hand Tools
FM Radio Equipment:
Office Unit, Guardhouse Unit, and 2 Mobile Units **
Office Trailer
Two Desks
Six Chairs
One Typewriter
One Calculator
One File Cabinet
Various Office Equipment Items

ACTION TO BE TAKEN ON DELINQUENTS

Effective July 1, MPOA Attorney Thomas Wilson will be instructed to obtain judgments for delinquent assessments and to record them as liens against the properties. The judgments will include interest and court costs. The Board is hesitant to take action of this kind but assessments are POA's only source of income, hence, essential to its operation. Please avoid embarrassment and additional expense: take care of it now!

OFFICERS ELECTED BY NEW BOARD

Immediately following the Annual Meeting, the Board of Directors met to elect officers for this year:

President
Peter F. Weaver
Vice President
Dr. William R. Beasley
Secretary
Richard Deadrick
Treasurer
Donald Phibbs

Since then, two new Board members have been elected to fill vacancies: Dr. Edgar Shannon of Charlottesville, and Adrienne (Mrs. John) Mars of Arlington. In the next issue, we will publish a complete roster of the Board with addresses and phones.
NEXT BOARD MEETING: JUNE 4

POA OFFICE NOW OPEN

In the trailer in the skating rink area, POA affairs are being conducted by Executive Administrator Ken Brown, ably assisted by Secretary Iva Watson. They may be reached by phone (703/289-2971) daily from 8:30 to 5:00. On weekends 703/289-9219. (KB's home).



Kettletter

NUMBER 3
AUGUST, 1977

PUBLISHED BY MASSANUTTEN PROPERTY OWNERS ASSOCIATION, McGAHEYSVILLE, VA. 22840

Board Activities

With the negotiations for the transfer of assets and facilities from MDC to MPOA out of the way, the MPOA Board of Directors, enjoying for the first time the absence of Massanutten employees from its ranks, was able to devote all its time to discussing MPOA affairs. The meeting was held in Harrisonburg on June 4, 1977.

(The next meeting of the Board will be held on August 13. If there is a matter you would like brought to the Board's attention, you are urged to communicate with any member. The complete roster with mailing addresses appears on the back page.)

As part of his report, Treasurer Don Phibbs reported on delinquencies in payment of assessments. Although new legislation empowers the Association to seek judgments and to record liens against property, the Board instructed President Pete Weaver to send a letter to each delinquent requesting payment. The results were gratifying, but at the next Board meeting, POA attorney will be instructed to proceed with collections.

The Board also:

- Nominated Donald D. Litten, Attorney, to fill the unexpired term of Fred Swaney, former MDC General Manager, who has moved to Mississippi. Mr. Litten, a partner in Massanutten, Inc. brings to the Board long association and deep personal interest in Massanutten Village affairs.

- Discussed a request by Ted Kirchner (Village Woods 855) that action be taken against a certain builder whom he felt had acted unprofessionally. Since official action was impossible, the request was denied.

- Considered a letter from William Stein (Unit Two, 83) questioning the validity of the assessment in the light of his having been denied access to fishing in Hensley's Pond. Citing the presentation of authority from Webb Corp. for the blockade in answer

(Continued Page 2)

Developer Report

On June 22, Massanutten Village, Inc. filed its Statement of Record and Property Report with HUD, the acceptance of which will mean that lot sales can be resumed. The mills of God and HUD grind slowly, but it is expected that by the time you read this the sales effort will be in full swing.

In addition to unsold lots in our current subdivisions, 3 new sections (Unit IX, Unit X and Mountainside) bring the total number of lots available to 438. All three units lie along Del Webb Drive across from the front nine of the golf course. Mountainside will contain the second nine holes - every lot on a fairway.

Construction sounds are heard again in the Village: Water and sewer facilities are complete in Unit Six (Note: It is expected that the Board will authorize a one-quarter assessment of owners in Unit Six); work is progressing in Greenview Hills; completion is scheduled for December, 1977.

Clearing has begun for construction of the second nine holes of Mountain Greens. The front nine, incidentally, is a rarity in the Shenandoah Valley. Daily irrigation of fairways, tees and greens with water from Painter's Pond (source of snowmaking water) have produced a thick stand of grass, the envy of most country clubs which have suffered through this year of the drought.

Although plans for the coming ski season are being finalized, the official announcement of them is a little premature. A brochure, or another issue of the Kettletter, will be sent to you as soon as they are available. Changes and additions in and around the Lodge have been approved and will be underway shortly; changes in personnel are inevitable. The next issue of this newsletter will provide a complete wrap-up of plans for the season. Meanwhile, direct any questions you have to the Association office.

Labor Day Weekend 4th ANNUAL TENNIS TOURNAMENT
GOLF TOURNAMENT

Sept. 3, 4, 5

OFFICERS AND DIRECTORS OF MASSANUTTEN PROPERTY OWNERS ASSOCIATION

Peter F. Weaver, III, President
P. O. Box 66
McGaheysville, Virginia 22840

Dr. William R. Beasley, Vice-President
725 S. Mason Street
Harrisonburg, Virginia 22801

Donald E. Phibbs, Treasurer
365 West View Street
Dayton, Virginia 22821

Richard T. Deadrick, Secretary
P. O. Box 66
McGaheysville, Virginia 22840

Adrienne Mars (Mrs. John)
4137 River Street
Arlington, Virginia 22207

William J. Meagher
1405 Linlier Drive
Virginia Beach, Virginia 23451

Francis Ryan
9003 Horton Road
Laurel, Maryland 20811

Edgar F. Shannon
1925 Blue Ridge Road
Charlottesville, Virginia 22901

Emmet Stroop
430 Ohio Street
Harrisonburg, Virginia 22801

Donald D. Litten
218 East Market Street
Harrisonburg, Virginia 22801

Sam Ukrop
3706 Williamsburg Road
Richmond, Virginia 23231

Appointed by Developer:
Gunther Jöchl
Massanutten Village, Inc.

to a similar complaint earlier, no action was taken.

-Reviewed two petitions concerning the current ban on two-wheeled motor vehicles: one requesting that the ban be lifted; one urging that it be kept in force. The ban was left in effect.

-Approved two requests from builders for permission to promote their products using POA's mailing list provided: 1) the material was approved by POA; 2) the mailing would be done by our mailing house; 3) a POA disclaimer accompanied each mailing.

-Decided on bi-monthly meetings. Dates will be established at the coming meeting.

Rental Program

When it dissolved Massanutten Development Company, the Webb Corp. also cancelled all rental agreements held by Massanutten Management, the division through which home owners made their homes available for rent. Since Massanutten Village, Inc. had no interest in the service, MPOA decided that it was an essential function and is now negotiating new Rental Agreements with owners and will continue its operation as long as it is economically feasible.

If you are considering making your home available to renters, please contact the Administrator for details and a copy of the Rental Agreement and Power of Attorney.

Call MPOA for lodging reservations.

Architectural Committee

Although Protective Covenants and Restrictions place control of the Architectural and Ecological Control Committee with the Developer, Dale Stancil, President of Massanutten Village, Inc. feels that it is an important service to property owners and has asked POA to assume its functions. To represent his interest, General Manager Jöchl has been placed on the Committee.

Meeting twice, the AEC Committee has approved plans: Essig, IV-422; Orsborne, Piney Mountain Acres-790; Jones, Village Woods-857; Jöchl, VI-64; Sorensen, III-236; Evans & Forbes, VI-36 & VI-47; Koch, III-229 (addition).

The Committee disapproved plans for a home for Dutrow, IV-367, but, in response to a request by Mr. Dutrow, it will review the plans with him, the manufacturer, the builder, as well as an official from the Rockingham County Building Department.

Property owners thinking about building are reminded that requests should now be addressed to the Association. The AEC Committee has prepared guidelines for the submission of plans for approval; a copy will be sent on request. The actual building permit is issued by Rockingham County, but only after it has been notified that the plans have been reviewed and approved by the Committee.



Kettletter

NUMBER 4
NOVEMBER, 1977

PUBLISHED BY MASSANUTTEN PROPERTY OWNERS ASSOCIATION, McGAHEYSVILLE, VA. 22840

Lift Ticket Discounts for Property Owners

Property owners who read carefully the recently distributed "1977 Schedule of Rates" for the ski area were disturbed by the absence of any indication that they would be given the long-standing discount on lift tickets. But it was true!

However, on October 21, Dale Stancil, President, informed the MPOA Board that he and the other principals of Massanutten Village, Inc. had reconsidered the matter and that property owners will be given a discount on individual lift ticket rates.

Emphasizing that this is a one-season decision, Mr. Stancil said, "We are going to try it for one year and see how it works out". Noting that this is probably the only such development which gives discounts to property owners, Mr. Stancil continued, "We have no figures from previous years to use as a guide in determining the number of skiers we are talking about and therefore, the effect on our gross income".

"However, the principal factor in making this decision was our intention to do all we can to continue the fine relationship we have enjoyed since April, not only with MPOA personnel on a day-to-day basis, but also with the Board of Directors, and, as we get to know them, all Massanutten property owners".

Harrisonburg attorney Henry Clark, one of the new owners, made this comment, "During our discussions with MPOA, much emphasis was placed on the fact that earlier Property Reports had indicated that purchasers of lots are 'entitled' to discounts on lift ticket rates. It should be made clear to all MPOA members that discounts or reduced prices are not compulsory, and that the agreement to reduce rates for the current year is based on our wish to demonstrate to prior property owners our desire to maintain a good working relationship with them".

There are a number of other special considerations for property owners during the coming ski season, reported on elsewhere in this issue. A special issue of the Kettletter will be published very shortly detailing the changes in the lodge area.

At its August 13 meeting, the Board first learned, in a study of the new Property Report, that property owners would not be given discounts on lift tickets during the coming ski season. Questions were fired at General Manager Gunther Jochl; there was indignant discussion, but there were no satisfactory answers. The Board then instructed President Pete Weaver to draft a letter to Mr. Stancil stating its position and, in addition, asking for clarification on other privileges enjoyed by property owners in the past. After review by our Executive Committee and legal counsel, the letter was sent.

The response assured the continuance of certain privileges, but did not reverse the position on the discounts. But the Board was persistent and persuaded them to reconsider the matter. They did, and notified the Board of the change in policy.

Mr. Weaver commented, "Since 1974, MPOA functions have been performed by MDC, who acted in what they considered our best interests. Property owner Board members may have disagreed, but were in the minority. Things have changed. In this case, we disagreed with the Developer and said so. We are very pleased with this decision, and encouraged to be working with a group willing to consider our points of view."

"We cannot expect to be so successful every time we differ with a decision. But, in this case, we obviously convinced them of our sincere belief that they were making a serious mistake, one which might alienate current property owners. There was no obligation for the new owners to make this decision. To me, rather, it is evidence of their intention, as stated in Dale Stancil's earlier letter, 'to earn the goodwill of the property owners'. It's sort of up to all of us now to show whether or not we appreciate the gesture."

PROPERTY OWNER RATES	Weekday		Midweek
	ADULTS	10.00	7.00
	JUNIOR	7.00	4.00

BENEFITS INCLUDE LOCKERS

Massanutten Village, Inc. has agreed to continue certain special privileges for MPOA members during ski season and, in addition, has announced that the old Ski Repair Shop will be converted into a Locker Room with coin lockers and bins. Ski lockers will be available for rent: \$50. a year. MPOA will have first chance at those, so it could be a private locker room for MPOA members!

Again this year; Parking Lot No. 1 will be reserved on week-ends for MPOA members; special ticket window for property owners; overnight possession of equipment on 2-or more day rentals paid in advance. PO's MUST SHOW VALIDATED ID CARDS!

NEW RENTAL BUILDING

The 6000-square foot miniature of the Lodge now being erected will house enlarged rental shop and lift ticket windows, as well as offices and ski repair shop. Skiers who rent equipment will enter the building from the Boardwalk and emerge with equipment and a lift ticket. Lift tickets will also be sold through outside windows. Other changes will be made inside the Lodge: details will be mailed in November.

DELINQUENT COLLECTIONS

Able, for the first time, to obtain judgments locally, Legal Counsel Wilson was instructed to proceed against delinquents who failed to respond to his letter explaining the action to be taken if assessments were not paid. Accordingly, collection proceedings have been started against 51 property owners to obtain judgments amounting to \$16,652.50 and to record liens against property for unpaid 1975, 1976 and 1977 assessments.

TREASURER'S REPORT

In effect starting from scratch, Treasurer Don Phibbs has completed a comprehensive and comprehensible - set of books for MPOA. Here are highlights of his report for the first 9 months of 1977:

INCOME

(¢ omitted)

Assessments	\$179,970
Amenity, other	5,888
Interest	<u>3,473</u>

\$189,331

EXPENSES

Security Operations	\$ 44,265
Amenity Operations	19,051
Maintenance Operations	39,771
General & Administr.	<u>27,495</u>

\$130,582

Our actual operating budget for 1977 was not prepared until April and expenses had to include the first 3 months' operations performed by MDC and paid by MPOA. There is no indication that our expenses for the next three months will exceed the budget.

LOT SALES BOOMING

In the 12 weeks since land sales resumed, Sales Director Bob Johnson and crew have been moving property: nearly 140 contracts are complete; another 30-40 are pending. 54-lot Unit Nine was put on the market and is now sold out. Mountainside, Unit Ten - perhaps, Unit Eleven - will not be available until Spring, 1978.

Kettletter

P. O. 66, McGAHEYSVILLE, VA 22840

**Important Information
about Lift Ticket Discounts**



Kettletter

NUMBER 7
MARCH, 1979

PUBLISHED BY MASSANUTTEN PROPERTY OWNERS ASSOCIATION, McGAHEYSVILLE, VA. 22840

ANNUAL MEETING – APRIL 7

Although the By-Laws of the Association specify that the Annual Meeting is to be held on the second Saturday in April - and the last issue of the Kettletter announced that the Annual Meeting was to be on April 14 - the meeting has been rescheduled for Saturday, April 7 at 1:00 pm.

The original date falls in the Easter weekend. It was felt that might affect attendance at the meeting. So, if you've already marked your calendar, please change it right now.

The main item of business at the meeting will be the Treasurer's Report for 1978, which gives, in addition to an account of income and expenses for that year, an estimate of the same figures

for 1979. So that you may have a chance to study the report before the meeting, a copy is enclosed. Treasurer Don Phibbs will answer questions from the floor, but if you'd like to send in a question before the meeting, please do so. Particularly, if the answer requires some details that might not be available at the meeting. The question will be read and the answer given.

Second matter of business at the meeting is the election of two members of the Board of Directors. The Board has approved the recommendation of the Nominating Committee: Re-election of the two members whose terms will expire at the Annual Meeting.

DR. WILLIAM R. BEASLEY "Bob", an oral surgeon in Harrisonburg, lives at 126 Shenandale Drive (Unit Two), was elected in 1976, is currently Vice President MPOA.

DONALD D. LITTEN

Don has a get-away home on Lot 85 on Hawksbill Road, but resides in Dayton. He is a prominent Harrisonburg Attorney and, as one of the original group which began this project, knows more about Massanutten than any one person. He was appointed to the Board in 1977, and is currently MPOA's legal counsel. The other members of the Board of Directors are listed elsewhere in this issue.

The meeting will be in the large dining room on the second floor of the Lodge.

Architectural & Ecological Control Committee

A&EC Committee Chairman Don Huff made a personal report to the MPOA Directors at the February Board meeting to outline activities to date and ask approval of plans for the future. In a motion for a vote of confidence, Dr. Shannon commended the Committees actions; Mr. Henry Clark of Massanutten Village, Inc. was equally as complimentary in his seconding remarks. Mr. Huff will be on hand at the Annual Meeting on April 7 to report to the membership and to answer questions.

A revision of the current guidelines for the construction of single-family resi-

dences (adopted in 1974) is high on priority list, as well as the compilation of general policy statements for the guidance of this and future committees.

The first such statement was adopted on January 24:

"The approval of a house having an external appearance similar to an existing home which is visible (winter-time view) from the proposed site shall be reluctantly considered, and then only where the direction of facing can be shown to give a

differing appearance."

The Committee will meet regularly on the 2nd Wednesday of each month. Plans to be reviewed should be in POA office no later than the 1st Wednesday.

Plans are first reviewed by consulting architect, Joe Bowman, AIA who also visits the lot to judge house placement. For that service and other handling, it is necessary to charge a filing fee of \$25.00.

Complete information is absolutely essential for review of plans. For information: Call MPOA, or Don Huff 703/289-5300.

MAIL PROXY TODAY!

MPOA OFFICERS and DIRECTORS

Term Expires at Annual Meeting 1979

Dr. William R. Beasley, Vice President
725 S. Mason Street, Harrisonburg, VA 22801
Donald D. Litten, Legal Counsel
218 East Market Street, Harrisonburg, VA 22801

Term Expires at Annual Meeting 1980

Emmet Stroop
430 Ohio Street, Harrisonburg, VA 22801
Sam Ukrop
3706 Williamsburg Road, Richmond, VA 23231

Term Expires at Annual Meeting 1981

Richard T. Deadrick, Secretary
100 Lanier Lane, Massanutten Village, VA 22840
Adrienne Mars
4137 River Street, Arlington, VA 22207
William J. Meagher
1405 Linlier Drive, Virginia Beach, VA 23451
Donald E. Phibbs, Treasurer
306 East Market Street, Harrisonburg, VA 22801
Frank T. Ryan
9003 Horton Road, Laurel, MD 20811
Edgar F. Shannon
1925 Blue Ridge Road, Charlottesville, VA 22901
Peter F. Weaver, III, President
Skiside Courts, Massanutten Village, 22840

Appointed by Massanutten Village, Inc.

Henry C. Clark
92 North Liberty Street, Harrisonburg, VA 22801

UNPAID ASSESSMENTS ARE NOW DELINQUENT

While the response from 850 property owners who have paid their 1979 assessments is encouraging, those who have not paid will be 60 days delinquent on March 2, 1979.

Second notices will be in the mail shortly. There will be no further correspondence from MPOA urging payment before it becomes necessary to proceed to collection.

A word about that. Recent Virginia legislation permits petitioning for judgment in Rockingham County Circuit Court, rather than in the Court in the owner's home county. Residents of the state of Virginia are reminded that an abstract of any judgment awarded here may be recorded as a lien against any property they may own in Virginia.

We have been criticized for being so blunt about "Threats" of collection. We can only recite the success of this program in 1978. This is a blunt approach; it is because we feel that we are no different than any other business. Further, it is patently unfair to those who are current to ask them to contribute to the costs of collection by other methods, and it is impossible to give any plausible excuse for not having collected delinquent assessments.

More Kettleletters in '79

And while we are speaking of delinquents, let's add the Editor of the Kettleletter to the list. In its discussion of plans for 1979, the Board noted the serious lack of communication during 1978 between MPOA and its members, and made it quite clear that the situation will be quite different this year.

This is the second issue in '79; the next will be in May to announce the summer schedule of activities.

Watch Mail for Recreation Survey

To get a better handle on what property owners would like to have available during our summer season, we will mail very soon a survey asking for that information.

Our tennis professionals and swimming instructors cannot plan intelligently for classes, clinics, lessons, or any other functions without some idea of participation - or even the popularity of such activities.

Even if this is not the year for you, but you expect that the future will bring you here more often, please respond to the survey. We are beginning a master plan for recreational facilities for the next 5-year period.

Quick Clean-up After Big Blizzard

Massanutten seems to have its storms on holidays: Easter Ice Storm in '78; the big blizzard on the weekend of Washington's Birthday.

Weekenders and renters were deciding to stay on the mountain. Reason? Down here they could drive around but back home - ye-e-ech!

Warning had come from Sugar Mountain, Roanoke, then Lexington. So when it started at 10 am, POA Maintenance men were already on Massanutten Drive. The plow and chemical spreader didn't quit until 7 pm the following evening. Little snow coming off the mountain, but all skiers left without incident - and the roads were open.

PROPERTY OWNERS ASSOCIATION TREASURER'S REPORT 1978
UNAUDITED INCOME STATEMENT DETAIL

	Actual Year Ended December 31, 1978	Budget Year Ending December 31, 1979
EXPENSES		
Security Operations:		
Payroll	\$ 47 416	\$ 51,093
Payroll Taxes and Insurance	6 136	7,664
Utilities & Communications	1 790	2,000
Vehicle Rent and Expenses	4 582	5,000
Uniforms	1 443	1,000
Insurance	275	750
Other - Office	883	1,000
	<u>\$ 62 525</u>	<u>\$ 68,507</u>
Amenity Operations:		
Payroll	\$ 7 750	\$ 11,200
Payroll Taxes and Insurance	424	1,200
Utilities	2 728	3,500
Insurance and Taxes	1 597	2,000
Chemicals	1 038	1,200
Restocking Fish	1 962	2,000
Maintenance and Repairs	710	1,000
Improvements	5 756	5,500
Other - Office	938	2,200
	<u>\$ 22 903</u>	<u>\$ 29,800</u>
Maintenance Operations:		
Payroll	\$ 29 194	\$ 33,752
Payroll Taxes and Insurance	4 049	5,063
Contracted Maintenance	63 312	28,000
Reserve for Road Repairs & Contingencies	0	26,186
Materials, Repairs & Maintenance	10,531	10,000
Office Supplies - Utilities	1 358	5,000
Vehicle Maintenance	3 842	4,000
Insurance	1 321	1,800
Leasehold Improvements	10 728	0
Automotive Depreciation and Interest	1 398	2,000
	<u>\$ 125 733</u>	<u>\$15,801</u>
General and Administrative:		
Payroll	\$ 26 373	\$ 30,245
Payroll Taxes and Insurance	3 323	4,237
Office Operation	10 380	10,000
Taxes, Insurance	1 218	2,000
Legal Fees	4 529	3,000
Utilities and Communications	2 009	2,500
Bad Debt	1 317	0
	<u>\$ 49 149</u>	<u>\$51,982</u>

UNAUDITED STATEMENT OF MEMBERS' EQUITY
Year Ended December 31, 1978

BALANCE, BEGINNING		\$ 38 930
Property and equipment deeded and titled to MPOA:		
Land	\$ 37 257	
Buildings and facilities	225 160	
Equipment	9 500	
Automotive	8 000	279 917
		<u>\$ 318 847</u>
Net Loss		(15,374)
BALANCE, ENDING		<u>\$ 303,473</u>

PROPERTY OWNERS ASSOCIATION TREASURER'S REPORT 1978

UNAUDITED BALANCE SHEET

December 31, 1978

Assets

CURRENT ASSETS

Cash	\$ 46 595	
Assessments receivable:		
1978 assessments	\$ 9 597	
Prior 1978 assessments	5 700	15 297
Accounts receivable:		
Other, trash, misc.		
services	708	
Prepaid insurance	1 603	
Total current assets	\$ 64 203	

PROPERTY AND EQUIPMENT

Land	\$ 37 258	
Buildings & facilities	225 160	
Equipment	20 522	
Auto. net of dep'n	13 103	296 043
		\$360 246

Liabilities and Members' Equity

CURRENT LIABILITIES

Notes payable	\$ 27 781	
Accounts payable:		
Massanutten Development Co.	9 497	
Massanutten Village	1 225	
Trade	18 270	
Total current liabilities	\$ 56 773	

MEMBERS' EQUITY

303 473

\$360 246

UNAUDITED STATEMENT OF CASH RECEIPTS
AND DISBURSEMENTS

Year Ended December 31, 1978

RECEIPTS

Property owner assessments	\$226 118
Amenity income	2 417
Interest income	5 035
Commissions from rentals, net	10 706
Other receipts	5 953
Note proceeds	29 888
	<u>\$280 117</u>

DISBURSEMENTS

Security operations	62 002
Amenity operations	23 463
Maintenance operations	114 129
General and administrative	49 074
Equipment purchases	14 187
Paid to Massanutten Devel. Co.	12 103
Note principal payments	2 108
	<u>\$277 066</u>

Increase in cash \$ 3 051

CASH BALANCE, January 1, 1978 43 544

CASH BALANCE, December 31, 1978 \$ 46 595

UNAUDITED STATEMENT OF INCOME

Year Ended December 31, 1978 and
Estimated Income and Expense 1979

	1978	1979
INCOME		
Assessments	\$226 280	\$ 262,200
Amenity income	2 417	3,000
Commissions from rentals,		
net	4 542	6,000
Other income	6 662	4,000
	<u>\$239 901</u>	<u>\$ 275,200</u>
Less provision for		
uncollected assess-		
ments	-	13,110
	<u>\$239 901</u>	<u>\$ 262,090</u>
EXPENSES		
Security operations	\$ 62 525	68,507
Amenity operations	22 903	29,800
Maintenance operations	125 733	115,801
General & administrative	49 149	51,982
	<u>\$260 310</u>	<u>\$ 266,090</u>

Income (loss) from operations \$(20 409) (4,000)

FINANCIAL INCOME

Interest	5 035	4,000
Net income (loss)	<u>\$(15 374)</u>	<u>0</u>

NOTES TO FINANCIAL STATEMENTS
(Unaudited)

Note 1. Account Payable, Massanutten Development Company

The balance of the account payable to Massanutten Development Company at December 31, 1978, is \$9,497. This represents the amount of 1976 and prior years assessments which are due to Massanutten Development Company from the Property Owners Association. It is agreed that this account will be paid as the Property Owners Association collects these assessment receivables. During 1978, the Property Owners Association paid \$12,103 to Massanutten Development Company on this account.

Note 2. Contribution to Property Owners Association

Massanutten Village contributed \$26,000 to the Association in 1978 for maintenance of Massanutten Drive, security operations, improvements to the swimming pool area and maintenance building and as a fee in lieu of relocating the stable.