



BEARS CROSSING COMMUNITY

OWNERS GUIDE

Updated September 2023



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DISCLAIMER

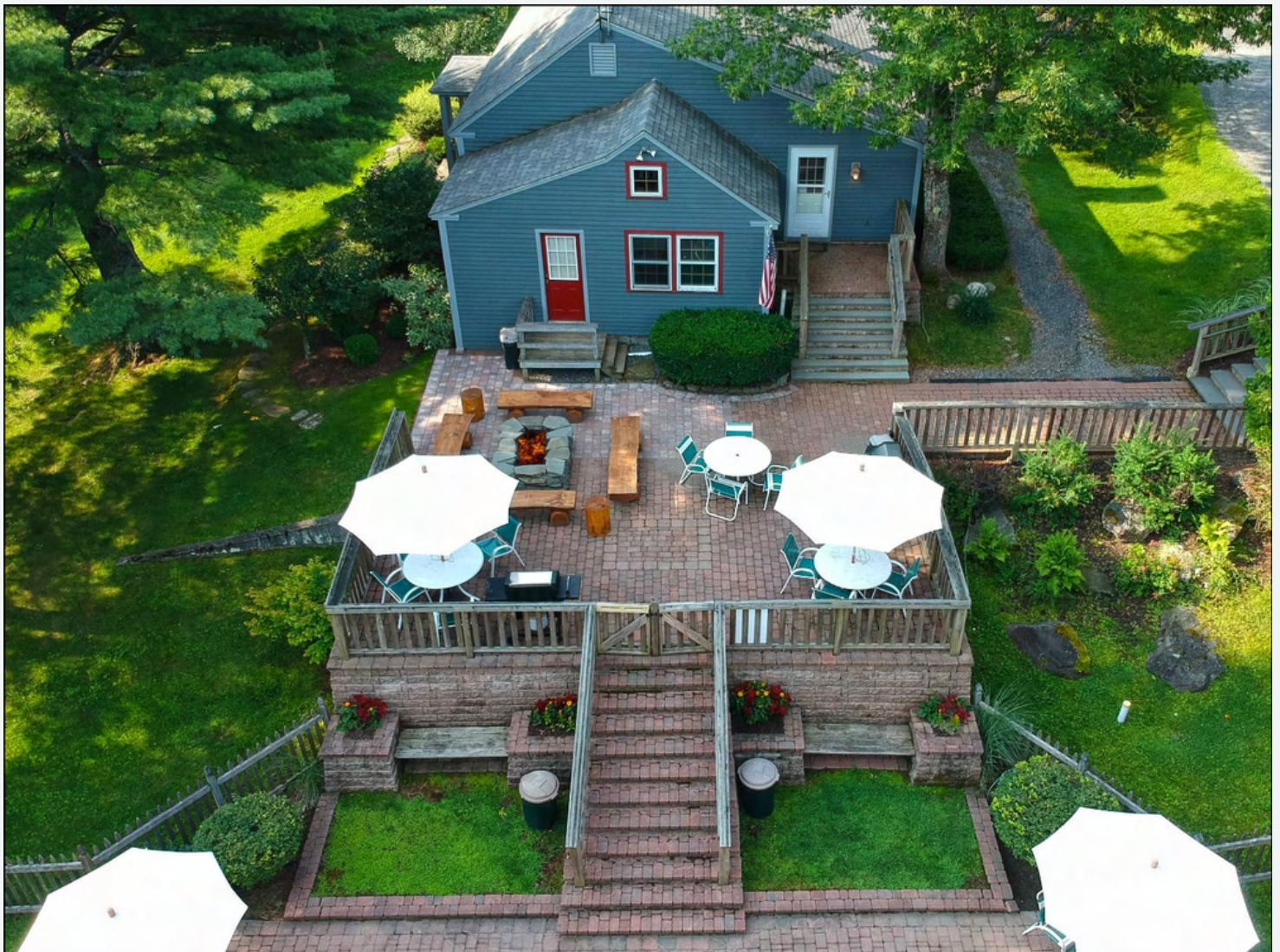
The purpose of this guide is to provide general information only. It is intended to share material about Bears Crossing Community and its services, as well as to educate owners regarding the Community's resources, rules, regulations, and procedures. The information contained in this guide is believed to be reliable and every effort is made to ensure that the information is as accurate as possible at the time of publication. The owner of this guide, Bears Crossing Homeowners Association (BCHOA), disclaims any implied warranty or representation of its accuracy or use for any particular purpose. This includes information provided by third parties, which are accessed through this guide via hyperlinks. Those persons who access this guide assume responsibility for the use of said information and understand and agree that the owner of this guide, BCHOA, is not responsible or liable for any claim, loss, or damage arising from the use of any information contained therein. Any reference to specific products, companies, or services does not constitute or imply recommendation or endorsement by BCHOA. This guide shall not be shared, published, or copied without express written consent from BCHOA.



INTRODUCTION

Welcome to Bears Crossing, one of West Dover's foremost residential communities. This guide provides general information about Bears Crossing Community and its services, and seeks to educate owners about HOA resources, rules, regulations, and procedures. The Community also offers a one-page [Visitors Guide](#), which covers the information most relevant to short-term visitors and guests during their stay.

Note: The Bears Crossing Board of Directors reserves the right to amend rules, regulations, and policies at any time in accordance with the Community's Master Bylaws, which can be found on [W&B's owners' website](#). Owners are responsible for reviewing, understanding, and complying with all [Association rules and regulations](#) and for ensuring that their tenants and guests understand and comply with Association rules and regulations while visiting the Community.



THE HOMEOWNERS ASSOCIATION (HOA)

Bears Crossing Community's Homeowners Association (HOA) was established in 1981, when the first phase of construction on the site began. The HOA is a combination of 78 condominiums (commonly referred to as “the Condos”) and 49 Single Family Homes (SFHs). Bears Crossing is in the town of West Dover, located in southern Vermont's Windham County.

The HOA is made up of the following Associations:

- The Master Association
 - The Single Family Homes Association (SFH)
 - The Condominiums Associations (COA)
 - 100 Association (Polar Bear South 7)
 - A/B Association (Polar Bear North 5, 7, 9)
 - 400/500 Association (Polar Bear North 2, 4)
 - C/D Association (Black Bear 5, 7, 8)
 - E/F Association (Brumms Way 7, 8, 9, 10)

The **Master Association** oversees budgets, projects, and infrastructure common to the entire HOA.

The **Condominiums Associations** and **Single Family Homes Association** oversee budgets, projects, and infrastructure particular to those Associations.

The Bears Crossing Master Association, together with property management, provides snow shoveling, plowing, lawn maintenance, and firewood delivery to Community woodsheds. It also oversees maintenance and improvements to common property and infrastructure, and ensures compliance of architectural improvements.

For the Condominiums, the Condominium Associations (COAs) — together with Bears Crossing property management — also provide exterior building maintenance.



Board of Directors (BOD)

The HOA is governed by the Master Association Board of Directors (BOD), all in accordance with practices and policies and the HOA's governing documents. The BOD consists of 15 homeowners elected by the Bears Crossing Community, and is responsible for developing and implementing rules and regulations, budgeting, approving maintenance and/or improvements to common property and infrastructure, and overseeing the property manager's operation of the Bears Crossing property. BOD officers, including the President, Treasurer, and Secretary, are appointed each year by the BOD.

HOA Annual Meeting

Pursuant to the HOA's governing documents, an annual meeting of all homeowners is held in the month of September. At that annual meeting, the current BOD provides a state of the union report on the Community's operations and finances, homeowners discuss any issues of concern, and the Community elects members for the following year's BOD.

The Condo and Single Family Home Associations elect their own presidents at their annual meetings. There are five condo presidents, one single family home president, and nine at-large BOD members. Each Condo Association elects a three-person board to oversee its particular association.

Homeowner Assessments

Homeowner assessments are set by the HOA annual budgets.

Condominiums

Each COA will determine an annual budget for:

- maintenance of the exterior of the building;
- staircases and walkways;
- chimney cleaning;
- property and liability insurance; and
- heating systems for the condominium buildings at 2, 4, 5, 7 and 9 Polar Bear North and 7, 8, 9 and 10 Brumm's Way.



The COAs may also choose to assess for capital projects particular to the COA (e.g., new roofs, stairs, and exterior staining and rot repair).

Maintenance and property insurance for the inside of a unit is the responsibility of the individual owner.

Single Family Homes

The SFH Association determines an annual budget covering:

- private property lawn care/beautification; and
- chimney cleaning.

Individual owners are responsible for maintenance of single family homes and all insurance.

The Master Association determines a budget for all common properties and infrastructure, including:

- lawn areas (e.g., mowing, trimming);
- snow shoveling for the entire Community;
- maintenance for road systems and parking areas;
- community pool;
- clubhouse;
- tennis court;
- woodsheds and maintenance shed;
- supplies water through its private water system;
- winter shuttle service;
- garbage and recycling;
- firewood;
- propane, electric, and sewer associated with common infrastructure; and
- management of Bears Crossing.

The Master Association budget includes assessments for future capital projects (e.g., replacing Bears Den Road or the water system for the Community).

Homeowner assessments do NOT cover:

- maintenance for single family homes;
- maintenance inside the condos, including mechanical systems, windows, doors, fireplaces, and chimneys;
- propane used by homes or condo units;
- content insurance for the condominiums;
- property insurance for single family homes; and
- real estate taxes. *(Note: This is a non-exhaustive list.)*

COA assessments are separate from the Master Association based on the COA budget. SFH assessments are separate from the Master Association based on the SFH Association budget.

Assessments are payable quarterly in accordance with HOA rules. Timely payment of dues, fees, and special assessments is crucial for the HOA to fulfill its obligations and duties. Payments not received on time are subject to the HOA's collection policies and can result in interest charges, late fees and, in some cases, attorney fees and foreclosure.



Online Services

Access your Bears Crossing HOA account on W&B's Owners' site (<https://wbmaintenance.vmsclientonline.com>). Your unique HOA account number and password are provided to you by the property management company. Through this portal, you have access to:

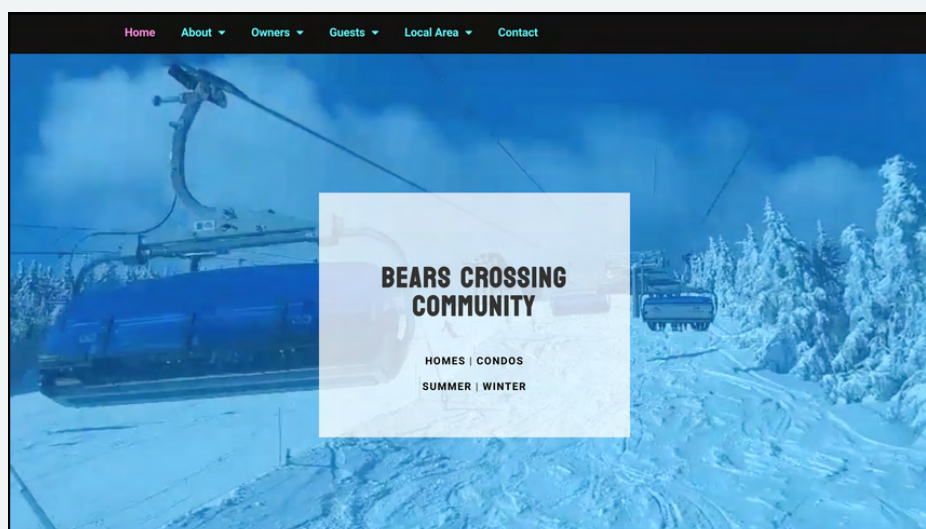
- an assessment payment system;
- budgets and financial documents;
- HOA bylaws and other governing documents pertinent to the Association;
- BOD meeting agendas and minutes; and more.

Homeowners are encouraged to set up their assessments using auto-pay to ensure timely payment. If you would like to do this, you can contact the office at info@wbmvt.com.

It is essential that you provide profile information (name, phone number, e-mail, etc.) to the management company, and verify your online account profile. While assessments are currently mailed via the U.S. Postal Service, all other official communication with the owners is exclusively via e-mail.

Bears Crossing's HOA produces and distributes a quarterly e-newsletter, called *The Bears Necessities*, which is sent to owners by e-mail. There is also a public website for the Community at www.bearscrossing.com, where you can find:

- HOA rules, policies, and procedures;
- HOA forms;
- HOA Board information;
- Trash, recycling, and composting instructions,
- Community information that can be shared with tenants and guests; and more.



PROPERTY MANAGEMENT



The Board of Directors, as part of its duties and responsibilities, interacts with and supervises the Bears Crossing property manager, which in turn manages and operates the daily services and needs of the community.

The property management office is located at 164 Route 100, West Dover, VT 05356. The office is open Monday to Friday, from 8am to 5pm. The phone number is 802-464-5749.

W&B Management offers a 24-hour answering service for emergencies, such as lockouts and heat failures. It can provide any service for an owner. W&B charges between \$40-\$65 per hour depending on the work, and subcontracted work carries a 20% surcharge.

Onsite Manager

The management company provides an onsite manager five days a week, from 8am– 5pm. The onsite manager is available **Thursday through Monday during ski season**, and **Tuesday through Saturday in the spring, summer, and fall**.

The onsite manager provides services to the Association, such as minor repairs to condo buildings, clubhouse maintenance, and oversight of vendors hired by the Association to ensure they are fulfilling their contract specifications. The onsite manager can handle lock outs and can help owners deal with emergencies. The onsite manager does not do work for individual owners. If you need to talk to the onsite manager, call 802-464-5749. The onsite manager drives a red W&B Property Management pick-up truck.

Architectural Review

The Architectural Review Committee (ARC) comprises members from the Board, the Community, and the property management company. All alterations to the exterior of an owner's property (e.g., construction, painting, tree removal, roof replacement, etc.) require submission of plans to the Architectural Review process and approval prior to the onset of work. ARC forms are in the **"HOA Forms" section of www.bearscrossing.com**.

After Hours / Emergency Calls

If you have an emergency after-hours issue (such as no heat, no water, or locked out of your unit), please call W&B at 802-464-5749. When the message starts, please press "2" to connect to the answering service. To leave a general message, please press "1." Note that there is a fee charged for service calls.

Locks and Lock Outs

If you change the locks on your doors, a new key **MUST** be provided to W&B Property Management. While the property manager maintains a set of keys to each home for maintenance and security purposes, ***no access to a home will be provided to any vendor without the prior permission of the homeowner or without an authorized work order for maintenance.***

Forgetting your key can be costly! In the event that this happens, please contact the property manager to arrange access. Please be aware that there is a minimum fee for this service after business hours. If you know ahead of time that you and/or any friends/family will need a key after hours, please contact the W&B office at 802-464-5749.



Heat and Lights Turn-Ons

If a homeowner would like the heat and/or lights to be turned on prior to arrival, please call the property management office. Notification should be made by 2pm on the day before arrival to give office staff time to accommodate requests. There is a fee associated with these requests.

Closing Up Your Property

When your home is vacant, safeguard your property by taking these precautions:

- Set all thermostats to 55 degrees.
- Set low temperature alerts in your remote thermostat app.
- Shut off water heater and turn water valve off.
- Open faucets and let them drain completely.
- Turn off all lights.
- Close fireplace flue and glass doors.
- Close and lock all windows and exterior doors.
- Open all cabinet doors under sinks during winter months.
- Open dishwasher door for heat circulation.
- Discard fireplace ashes in the red metal ash can near the trash compactor. Do not leave ashes on your porch or deck. Ashes can burn several days after you think the fire is out.

YOUR PROPERTY



Chimneys and Fireplaces

On an annual basis, Bears Crossing contracts professional chimney sweeps to inspect, sweep, and individually assess safety issues that may be present. A written report is subsequently delivered to each homeowner with recommendations should any repair work be required. Homeowner assessments cover the cost of inspection and cleaning. Repairs are the responsibility and requirement of the individual homeowner.

Heating Systems

Each condominium in the 400/500, A/B and E/F Associations has a heating system that is fired by propane gas. Bears Crossing arranges for an annual inspection and cleaning of that system. Each homeowner is billed individually by the amount of propane used over and above their condominium assessment. Condominium heating systems are an Association expense. Owners having a heating issue in these buildings should call the W&B office at 802-464-5749.

Mail and Deliveries

The United States Postal Service does not deliver mail or packages to residences in Bears Crossing. Owners can apply for a post office box at the West Dover Post Office. Some companies, including UPS and FedEx, deliver to Bears Crossing properties. When in doubt, check with the sender to confirm how your parcel will be sent.

Electricity

The local electric company is Green Mountain Power, and each unit and home is separately billed according to usage. Questions about your service or calls for outages should be directed to [Green Mountain Power](#) at 888-835-4672. Green Mountain Power also has a [mobile app](#) that allows users to view current balances, local outages, power usage, and more.

Propane

Bears Crossing currently has a contract with [Superior Plus](#) to provide propane to condominiums. Condo owners do not have direct accounts with the provider; propane bills come from the property management company. For single family homes, Bears Crossing has negotiated a Community rate for owners who wish to use Superior Plus as their propane provider. SFH owners are billed directly by the company. Questions can be directed to Superior Plus at 800-287-2492.

Water

The water supply to Bears Crossing comes from a deep drilled well located on Community property and operated with one pump house. Water quality tests are performed on a monthly and annual basis, with an annual water quality report delivered by W&B to each homeowner, as mandated by the State of Vermont and the EPA. Pump house operations are also monitored and maintained by the property manager.

Cable / Internet

Cable television and high-speed Internet access are available to Bears Crossing homeowners through several providers. Contact [Duncan Cable](#) at 802-464-2233 or [Fidium Fiber](#) at 844-434-3486 for more information.

Sewer

The [North Branch Fire District](#) is a municipal sewer plant that services, among others, properties in the Bears Crossing Community. Sewer charges are billed to each owner measured by their water usage. This organization is unrelated to the local fire department. The North Branch Fire District phone number is 802-464-7500. It is recommended that you sign up for [EyeOnWater](#) to monitor your property's water usage.

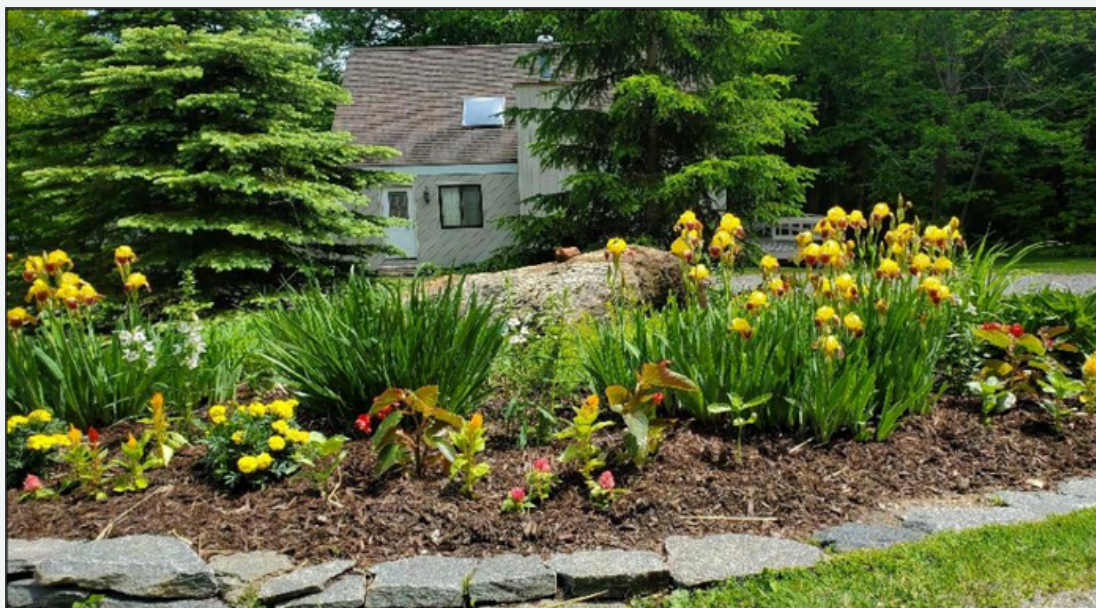
Low Temperature Alarms

Owners are required to set their thermostats at a minimum of 55 degrees in the winter. Many units have Nest or Honeywell remote thermostats so owners can set the heat while away. Condominium owners are required to have some type of low heat sensor that will notify the owner and the management company when a low temperature occurs. Contact W&B Property Management for more information.

THE GROUNDS

Landscaping

All trees and plantings throughout the Community are property of the HOA. If you see any issue with the landscaping, trees, etc., please call the W&B Property Management office. Single family homes wishing to remove or add trees must get written permission from the Association's Architectural Review Committee.



Trash Compactor, Recycling and Composting

The Community's trash compactor, recycling bin, and food scrap composter are located on Polar Bear North. The trash compactor is for household garbage only. Do not dispose of any hazardous materials, paints, or similar items in the compactor. Do not leave furniture, mattresses, appliances, ski equipment, construction debris, or similar items in or around the compactor. Please contact the property management office for guidance on disposing of these items. Fines will be levied for violators. Bears Crossing's trash, recycling, and composting facilities are video monitored.

Plastic bags are not recyclable and must **NOT** be put in the recycling bin. As of July 1, 2020, Vermont state law bans disposal of food scraps in the trash or landfills.

Composting equipment is available next to the small garage-like building in the waste disposal area on Polar Bear North. Detailed information about trash, recycling, and food scrap composting procedures is available on www.bearscrossing.com and on signage in the waste disposal area.

When cleaning out a fireplace, place ashes in a non-burnable container. Bring them to the waste disposal area, and discard them in the metal can marked "ASH." **Do not leave ashes on decks or porches, or empty them into trash bags.**

Bears

Please be aware that Vermont's black bears do visit dump sites and forage for food. Any garbage left outside at the garbage area is an open invitation for bear visits.

Do not leave garbage outside your unit ***under any circumstances***, and always bag and dispose of the garbage inside the trash compactor. Always ensure the compactor, composter, and recycling bins are properly closed and secured after use.



Firewood and Fireplace Ashes



Firewood is for use within the Bears Crossing Community only. At the beginning of the ski season, firewood is provided by the Association to your home or condominium unit. Once that supply is exhausted, owners are allocated one additional restock per year. After that, you must procure your own firewood from in-state. Vermont regulations prohibit the importation of untreated firewood into the state.

Should you need the firewood shed unlocked to replenish your supply, please call the property management office at 802-464-5749, allowing 48 hours of notice. If you are unable or do not wish to resupply yourself, the management office will do so for a fee. Please remember our wood supply is limited and overuse may result in termination of use.

Ashes and spent charcoal must never be put in the compactor. A RED metal ash can for ash disposal is located at the trash compactor area on Polar Bear North. Please do not put your ashes in a paper bag. When transporting ashes, always use a fireproof container, such as a steel pail.

SAFETY AND RESPECT FOR OUR NEIGHBORS

Bears Crossing encourages neighborly communication and problem solving to address simple issues before they escalate to fines or disputes. The Community maintains an [Online Infraction Form](#), which owners can opt-into, in order to be notified directly about concerns regarding parking, noise, pets, and other rules violations that may occur at their property. At all times, owners and visitors are asked to follow [HOA rules](#); maintain the serenity of the area; and treat other Community members, including property managers and vendors, with dignity and respect.

Loud or Offensive Noise

Noise that disturbs or annoys occupants of other condos or homes is not permitted in any unit or common area at any time of day. Hot tubs and fire pits may not be used after 10pm. Per Vermont statute, fireworks are not permitted, and quiet hours are between sunset and sunrise. During this time, music, television, and noise from gatherings must be minimized. No Vermont or West Dover code violations, including noise violations, will be tolerated.

If you are disturbed by a neighbor, you can notify the property manager or unit owner at www.bearscrossing.com/infraction-notification. For immediate assistance, please call the West Dover Police Department at 802-464-2020 to report the situation and request a response. You will likely reach the Vermont State Police, who dispatch for the Dover Police after hours and on weekends.

Firearms and Explosives

No discharge of firearms or possession or use of explosives of any kind, including fireworks, is permitted anywhere on Bears Crossing property.

Satellite Dishes and Antennae

Condominiums are allowed by law to have satellite dishes subject to some HOA restrictions. However, FCC rules for Over-the-Air-Reception Devices (OTARD rules) make it near impossible to have a working installation. Single family homes may have a satellite dish, but require written permission from the Association before placement.

Smoke/CO Alarms

All owners are responsible for ensuring that their property's fire safety devices and practices comply with Vermont Fire Code. Details can be found on the website for Vermont's Division of Fire Safety at <https://firesafety.vermont.gov/buildingcode/codesheets>.

Speed Limits and Parking

The Bears Crossing speed limit is 20 mph on all roads. Please drive carefully and watch for pedestrians, especially after dark and during inclement weather. All vehicles must be in good working order and legally and currently registered with a valid state inspection sticker. Overnight guest vehicles must be registered with the Community via Bears Crossing's [Guest Registry Form](#).

Each condo unit is allocated two parking spots in front of the condo building, but not necessarily in front of the unit. Additional car(s) must park in [overflow parking](#). (See Community map on page 21.) Single family homes have driveway parking. No yard or on-street parking is permitted. Cars may NOT park on the main roads or in any way hinder the ability of emergency vehicles to reach any building. In that case, vehicles may be towed at the owner's expense and/or fined.

The Community cannot accommodate long-term parking for trailers. SFH owners may leave trailers on their property for up to 48 hours only. No vehicles, including boats and campers, may be parked on a permanent basis without permission.

No snowmobiles or dirt bikes may be used anywhere on Bears Crossing property. During snowstorms, please temporarily move your vehicles so that the plow may clear your parking area. In winter, vehicles may require snow tires and all-wheel drive to negotiate the roads. See the full [HOA Parking & Vehicles Policy](#) for details.



Pets

Owners may have pets on the property and shall indemnify the COA and the Board of Directors and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal on the property. In no event shall dogs or cats be permitted in any of the public portions of the property unless carried or on a leash. Owners must clean up after their pets and not leave pet waste anywhere, including on roads, wooded paths, trails, lawns, walkways, or the Ski Home Trail. Frequent or incessant barking, howling, crying, or blatantly aggressive behavior towards people or leashed animals will not be tolerated. Short-term renters are not allowed to bring pets to Bears Crossing and will be fined for doing so. Long-term renters — those staying more than 30 days — may request HOA permission to bring a pet in advance of their arrival. It is the rental unit owner's responsibility to submit required paperwork on the long-term renter's behalf. Find the Bears Crossing HOA Pet Policy on www.bearscrossing.com.

Barbecues and Fire Pits

Grills of any kind are not permitted on condominium decks in accordance with Vermont's Fire Code. Any built-in or portable fire pits, including Solo Stoves, must meet safety requirements and be approved for use by the Community's Architectural Review Committee (ARC). ARC forms can be found on www.bearscrossing.com. A propane fire pit and two gas grills are available for Community use on the Bears Crossing Clubhouse patio. This area closes at 10pm.



Renters and Guests

Bears Crossing guests and renters are required to complete the registration form located at <https://bearscrossing.com/guest-registration>. All overnight guest vehicles on Bears Crossing property must also be registered via that form.

Certificates of Occupancy and Inspection Reports

Effective June 1, 2023, owners must have a Certificate of Occupancy (CO) and Inspection Report from the Fire Marshal on file with the HOA through the Management Company before renting their property. Call the Fire Marshal in the Springfield, VT office at 802-216-0500 or 866-404-8883 with Fire Code questions or to arrange an inspection.

Occupancy Limits

Owners must ensure visitors comply with HOA occupancy limits. Owners and/or their rental agent(s) may not advertise a Bears Crossing property for rental by more occupants than what is permitted by the Association's occupancy rules, found in the "HOA Rules, Policies & Procedures" section of www.bearscrossing.com and/or on page 18 of this guide.

Condominiums

The occupancy limit for condos in Bears Crossing is established using this formula:

$$\text{OCCUPANCY LIMIT} = [\text{NUMBER OF BEDROOMS} \times 2] + 2$$

Most Bears Crossing condos have two bedrooms, yielding an occupancy limit of six ($= 2 \times 2 + 2$). The condo loft may be included as a bedroom in the occupancy formula **ONLY** if the loft meets the “second egress” requirement for a sleeping space per the Fire Code and the owner submits to the HOA through the management company a Certificate of Occupancy and Inspection Report from the Fire Marshal documenting compliance. In that case, the condo's occupancy limit increases to eight ($= 3 \times 2 + 2$).

Before renting, all condo owners **MUST** submit a CO and Inspection Report from the Fire Marshal stating that their property is compliant with the Fire Code as a Single/Two Family Property.

*****NOTE: Even if the loft does not comply with the Fire Code, the Fire Marshal will issue a CO for Single/Two Family Property occupancy by a maximum of eight people. However, by HOA rule, an 8-person HOA occupancy limit is only granted if the loft is Fire Code compliant as demonstrated by the submitted Fire Marshal's Inspection Report. Without loft compliance, the HOA occupancy limit is six.***



Single Family Homes

For single family homes, the HOA occupancy limit is determined by the Fire Marshal's Inspection Report. Before renting their property, an owner **MUST** submit to the HOA through the management company a Certificate of Occupancy and Inspection Report from the Fire Marshal that includes the maximum number of people the owner is able to rent to. The CO and Inspection Report from the Fire Marshal will also specify whether the property is compliant with the Fire Code as either a Single/Two Family Property (may rent to eight or fewer people), or Lodge (may rent to eight to 15 people).

ONSITE SERVICES AND BENEFITS

Clubhouse

The clubhouse is for use by Bears Crossing homeowners. Unaccompanied minors are not permitted. It's open 8am to 8pm on weekends and holidays. Weekday schedules vary by season. Owners may access the clubhouse outside these hours using their unique access code.

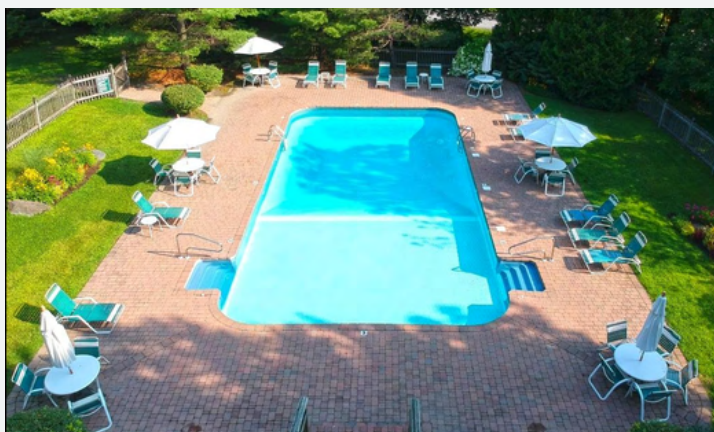
Open to persons over 16 years of age, the clubhouse fitness area is equipped with:

- a universal weight machine;
- an exercise bicycle;
- an elliptical cross-trainer; and
- a treadmill.



Pool

The Community's outdoor pool is open during the summer from 10am to 8pm, and is maintained at 80 degrees from Memorial Day through Labor Day. Please follow all posted rules. There is no lifeguard on duty. Swim at your own risk. Unaccompanied minors, pets, large inflatables, diving, glass, and alcoholic beverages are not permitted.



Community Patio and Fire Pit

Just outside the clubhouse entrance, Bears Crossing has a timer-operated propane fire pit and two gas grills available for the Community's use on a first-come, first-served basis. Please follow posted instructions and rules. Food, including marshmallows, must not be cooked over the fire pit. This area closes at 10pm, and must be cleaned up after use.



Tennis and Pickleball Court

Bears Crossings' Har-Tru tennis court, which includes pickleball striping, is open to residents during the summer. There is a sign-up sheet for access, and each owner has a key. Players must follow rules posted at the court. The court requires smooth-soled tennis shoes and players must bring their own equipment. Children must be supervised.

Shuttle Bus / MOOver



A shuttle bus, called the MOOver, is provided to and from Mount Snow's Main Mountain Base Area on weekends and holidays throughout the ski season. The bus picks up passengers on its way down Bears Den Road. Drop-offs occur on the way up. The route is shared with Suntec.

On average, the shuttle picks up in Bears Crossing on the half hour until 11:30am. Then on the quarter hour beginning 12:15pm. For more information, please refer to the MOOver schedule, which is posted inside the Bears Crossing bus shelter at Mount Snow and on the [MOOver's website](#). On the rare occasion that the MOOver is full, a second shuttle will be along within 10 minutes.

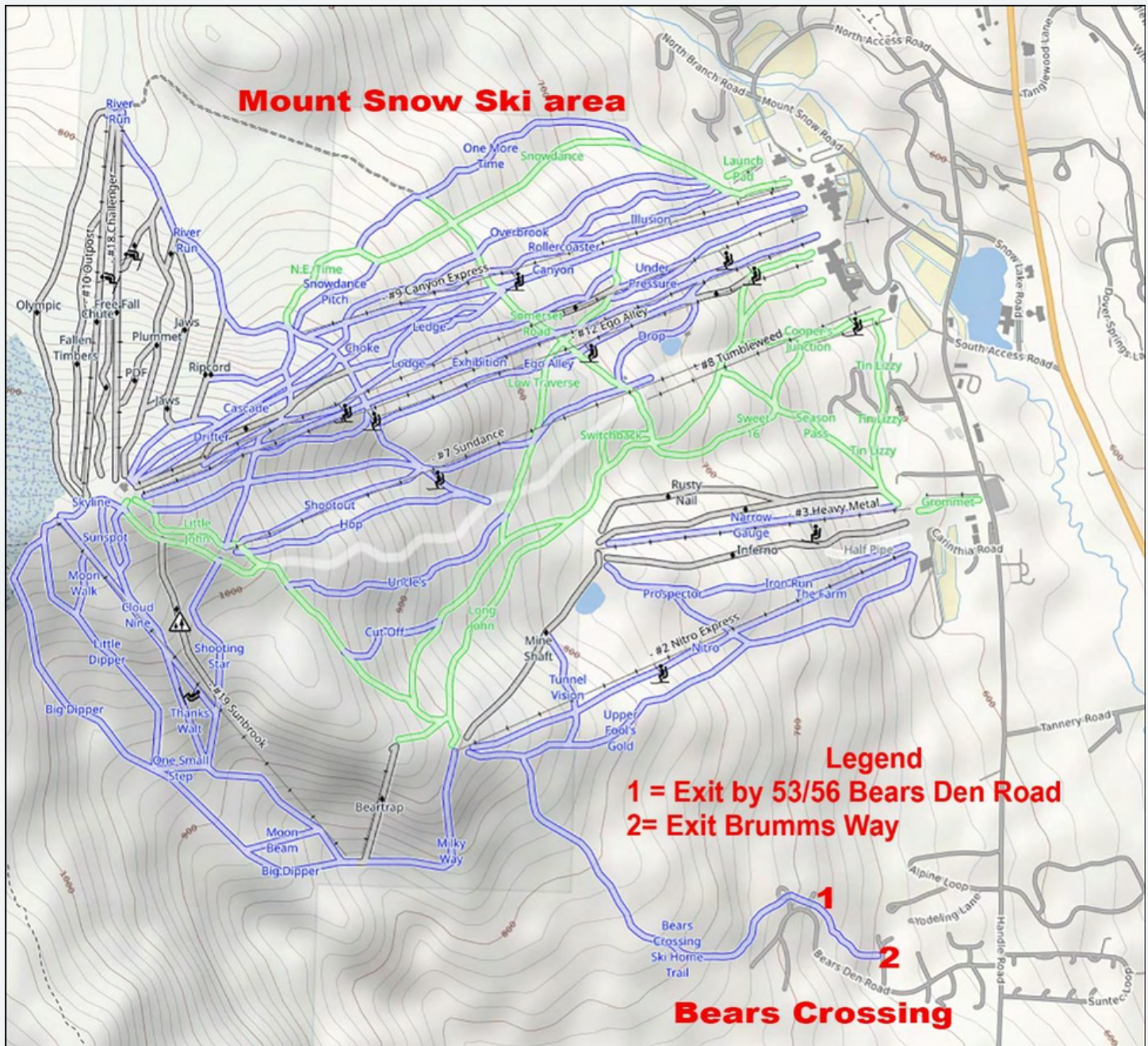
The [Transit app](#) tracks the MOOver to and from Bears Crossing, and provides estimated wait times. Riders can also elect to have notifications sent to them when the bus is nearing their stop.

When riding the shuttle, adult skis should be stored in the shuttle's rear ski racks before boarding. Snowboards, poles, and small children's skis may be carried onto the bus.

MAPS

Ski Home Trail

The Ski Home Trail may be accessed from the upper portion of the Fool's Gold trail, just below the Nitro lift in the Carinthia area of Mount Snow. Within the Bears Crossing Community, there are two exits for the Ski Home Trail. The first egress is on Bears Den Road (see map for details). The second and final exit is located on Brumms Way. Please respect private property at all times when exiting the Ski Home Trail. Check www.bearscrossing.com for details about accessing and using the trail.

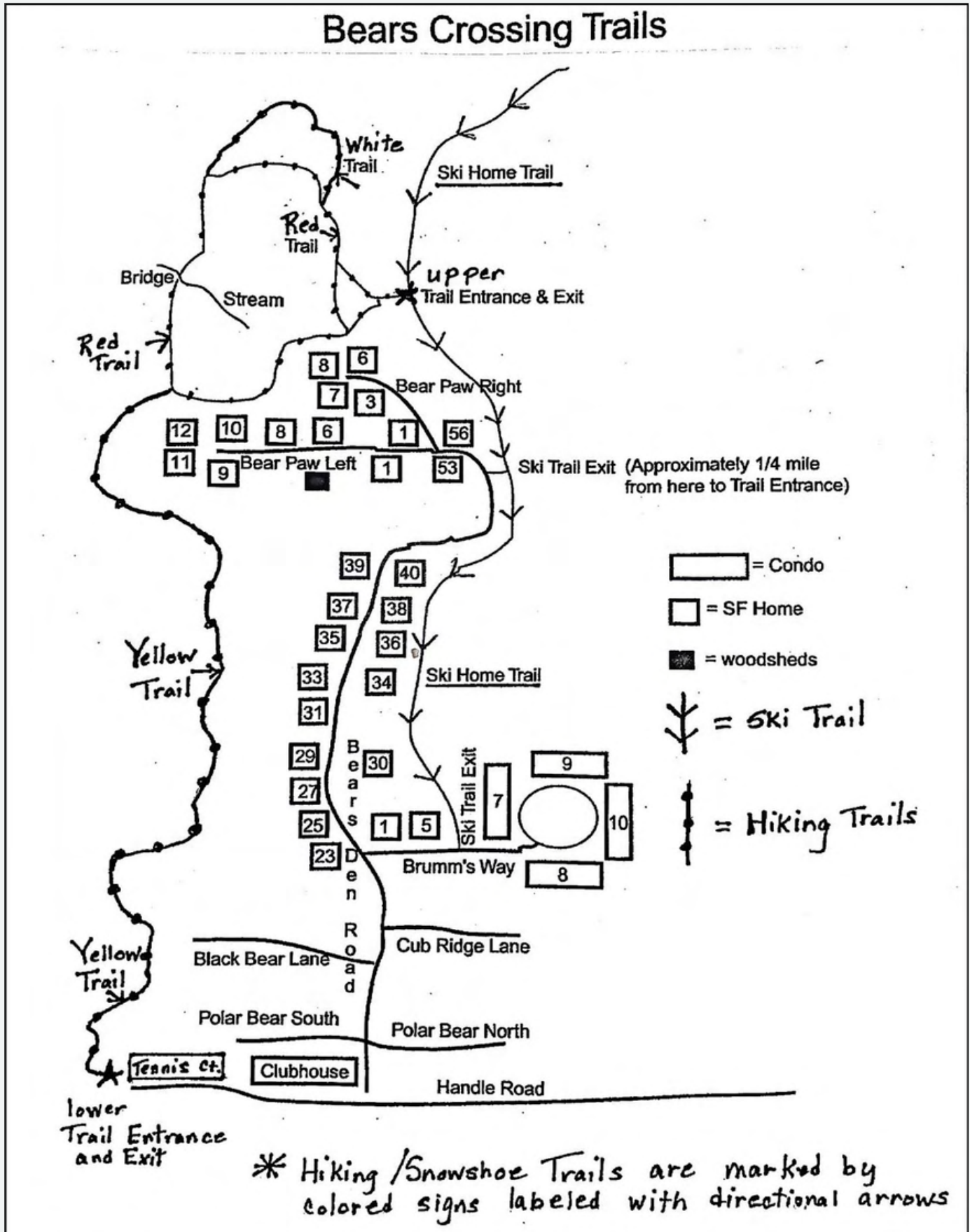


Note: Availability of Community amenities, such as the Ski Home Trail, clubhouse, pool, shuttle, etc., are subject to change without notice.

Bears Crossing Community Map / Overflow Parking



Bears Crossing Hiking Trails



Mount Snow Resort Map

Source: <https://www.mountsnow.com>



You can also find detailed maps of the various areas of Mount Snow at:
<https://www.mountsnow.com/the-mountain/about-the-mountain/trail-maps.aspx>

Valley Trail:

- paved trail
- improved surface trail
- natural surface trail
- designated road shoulder
- route follows road

Other Trails:

- (dashed line) generally natural surface
- Trail information (kiosk)
- Parking
- Mileage between points
- selected Moover bus stops
- Electric transmission line or ski lift
- Public land
- Paved roads; unpaved roads; buildings

Valley Trail:

- Trailhead at Mount Snow
- Trailhead at Kingswood Rd
- Trailhead at Crossstown Trail System
- Trailhead at Crossstown
- Trailhead at Deerfield Valley Airport
- Trailhead at Hermitage Club Haystack Ski Area
- Trailhead at Chimney Hill
- Trailhead at West Dover

Other Trails:

- Trailhead at Kingswood Rd
- Trailhead at Crossstown Trail System
- Trailhead at Crossstown
- Trailhead at Deerfield Valley Airport
- Trailhead at Hermitage Club Haystack Ski Area
- Trailhead at Chimney Hill
- Trailhead at West Dover

Map by Windham Regional Commission, Brattleboro, VT, May 2014

RESOURCES

Important Phone Numbers

W&B Property Management: 802-464-5749
Bennington Hospital: 802-442-6361
Brattleboro Hospital: 802-257-0341
Mountain Medical at Mount Snow: 802-464-9300
Deerfield Valley Rescue Squad (Wilmington, VT): 802-464-5557
Fire Department: Call 911
Police Emergency: Call 911
West Dover Police Department (Non-Emergency): 802-464-2020
Vermont Poison Control Hotline: 800-222-1222
VT/NH Veterinary Clinic: 802-254-5422
24-Hour Emergency Veterinary Hospital: 413-665-4911
Bears Crossing Clubhouse: 802-464-6314
Mount Snow General Information: 800-245-SNOW
Mount Snow Ski Patrol: 802-464-4005
North Branch Fire District #1 (Sewer Plant): 802-464-8415

Internet Links

Bears Crossing Owners Account: <https://wbmaintenance.vmsclientonline.com>
Bears Crossing Website: <https://bears Crossing.com>
Community Facebook Group: <https://www.facebook.com/groups/124679584909853>
MOOver schedule: <https://www.moover.com/routes-timetables/all-routes>
Vermont Recycling: <https://dec.vermont.gov/waste-management/solid/materials-mgmt/recycling>

Local Activities and Recreation

Snowmobile Trails

- <https://vtvast.org/trails.html>

Cross Country Ski and Snowshoe:

- <https://timbercreekxc.com>
- <https://prospectmountain.com>
- <https://www.visit-vermont.com/southern/cross-country-skiing-snowshoeing/winter-activities>

Hiking:

- <https://bears Crossing.com/hiking>
- <https://www.visitvermont.com/play/vermont-hiking>
- <https://www.doververmont.com/sites/default/files/Mount%20Snow%20Crosst%20Town%20Trail%20Legend.jpg>
- <https://www.vtliving.com/hiking/southernvermont>

Bicycle Routes:

- <https://www.vermontvacation.com/~/.media/files/pdfs/recreation/biking/vt-bike-map-2015-2016.ashx?la=en>

Mountain Biking Trails:

- <https://www.mountsnow.com/explore-the-resort/activities-and-events/summer-activities/mount-snow-bike-park.aspx>
- <https://www.trailforks.com/region/crosstown-trails-28928>

QUICK REFERENCE GUIDE: Where to Find Bears Crossing Information

BearsCrossing.com

- *HOA Rules, Policies & Procedures*
- *HOA Forms*
- *HOA Board & BOD Meeting Information*
- *Owners Guide*
- *Visitors Guide*
- *Trash, Recycling & Composting Guide*
- *What to Compost Flyer*
- *Ski Home Trail Guide*
- *Bears Crossing Earthcam*
- *Owner Registration*
- *MOOver Information*
- *Guest Registration Form*
- *Online Infraction Notification System*
- *Master Association Board Meeting Schedule*
- *The Bears Necessities Community Newsletter Archive*
- *Community Map*
- *Overflow Parking Map*
- *Fire Safety Information*
- *Utilities Providers*
- *Helpful Apps for Owners*
- *Guide and Troubleshooting Information for W&B's Owners' Website*
- *Local Area Information... and more.*

W&B Owners' Site **

- *Master Association BOD Meeting Agendas*
- *Master Association BOD Meeting Minutes*
- *Condo/SFH Association Meeting Agendas*
- *Condo/SFH Association Meeting Minutes*
- *Annual Owners Meeting Agendas*
- *Annual Owners Meeting Minutes*
- *Directory of Owners*
- *Budgets*
- *Financial Statements*
- *Bylaws / Governing Documents*
- *Insurance*
- *Water Systems / Consumer Confidence Reports*

**** If you need help accessing your HOA account on W&B's Owner's Site, [click here](#) for instructions and troubleshooting resources.**