

THE BEARS NECESSITIES

The Quarterly Newsletter of Bears Crossing Community

Issue #1 / December 2022



After a Long Hibernation...

BY AMY SYRACUSE

Seasoned owners may remember "Bear Facts," the Bears Crossing newsletter beautifully produced by Roberta Stone in the early 1990s. After a long hibernation—and amidst so much change—our Board decided it was the perfect time for that publication to awaken from its slumber. Enter "The Bears Necessities," which henceforth will arrive in owners' e-mailboxes quarterly.

With "The Bears Necessities," we've aimed to bridge what owners need to know with a light-hearted look at what makes our small corner of the Green Mountains so special. We hope you'll participate! Do you have photos or article ideas? Can you share local trivia or tips for area activities and events? Please e-mail us at bearsnecessitiesnews@gmail.com to contribute to a future edition.

In this issue, you'll find:

- Winter reminders from W&B;
- A Board of Directors update;
- Plans from the Social Committee;
- Details about local charitable giving;
- An area snowshoeing guide;
- Propane provider news; and more!

We wish you happy reading (fireside, of course) and the many joys of the season—frosty bluebird days, cozy winter nights, and a snow-filled New Year.

The Bears Necessities is produced and owned by the Bears Crossing HOA (BCHOA). Find the BCHOA disclaimer and usage restrictions [here](#).

W&B Shares Tips for Enjoying Our Winter Wonderland

BY GEORGE FRIEND, PROPERTY MANAGER

It's beginning to look a lot like winter in our beautiful mountainside community. To ensure a safe and stress-free season, it's important that all owners and guests understand the following:

- **Driving:** Though plows make roads passable, vehicles should have snow tires and, preferably, all-wheel drive to negotiate the community and mountain. Kindly advise guests that two-wheel drive vehicles with summer tires will be difficult. For everyone's safety, always follow Bears Crossings' 20 mph speed limit.
- **Plowing:** To ensure plows can effectively clear roads, driveways, and parking areas, do not park in roads or areas where snow is pushed. Plowing works best when someone can move cars while plows work. Avoid leaving unattended vehicles in non-parking areas or roads in anticipation of plows cleaning up parking areas or driveways.
- **Shoveling:** All Bears Crossing homes get snow shoveled from walks and porches by the same company that does our plowing. Please be patient, and keep a snow shovel and a bucket of sand available in case your property isn't cleared as quickly as you would like.
- **Roofs:** W&B monitors snow and ice buildup on condos and has it removed, as needed. Single family homeowners should proactively check their roofs and arrange for snow and ice removal if buildup occurs. Remember, it's never a good idea to put off roof concerns!
- **Weather Watch:** Sometimes it's helpful to get a real-time weather update. You can always check our EarthCam at myearthcam.com/bears-crossing, which livestreams the view from the Bears Crossing Clubhouse patio.
- **MOOVer:** The MOOVer is now running on weekends and holidays. It picks up passengers on its way down the hill. Drop-offs occur on the way up. On the rare occasion that the MOOVer is full, a second shuttle will be along within 10 minutes. Find the MOOVer schedule for the Bears Crossing/Suntec shuttle at www.moover.com.



A New Year's Resolution: Spend More Time With Friends

BY ROBERTA STONE, SOCIAL COMMITTEE CO-CHAIR

The Social Committee is excited to begin the new year with a bang! We are again planning our annual Winter Party at the clubhouse on Saturday, February 4th. This gathering is always a big hit, so we hope residents will be joining us. Please look for an invitation in the next few weeks.

The whole family is invited, as are guests you might be hosting that weekend. Liquid refreshments are provided. We're anxious to meet the new residents of our community and hope you can make it to this fun party. If you'd like to help set up, please e-mail me at robertastone24@gmail.com or Nicole Stepan at nlstepan@gmail.com. We can always use extra hands.

This winter, there's also a neighborhood ski race and pizza party in the works, tentatively set for late March. Scott Abrams is busy arranging some outings for our residents, including an après ski meet-up at a local brewery. Scott leads hikes in the summer, which have been great fun. In addition, Scott Abrams and Amy Syracuse are arranging another beer tasting party for March 4th, which, by the way, was a huge success in November.

There are so many things on the burners this winter. We're happy to gather whenever we can and welcome new ideas for getting together. Please pitch ideas to us! Until we meet next, we wish you all the happiest of holidays.



Owners' Meeting Potluck, Sept. 24, 2022

Bear in Mind: Fun Facts, Trivia, and Local Lore

BY AMY SYRACUSE

Ursus americanus, the American Black Bear, has lived in Bears Crossing even longer than Joe Lodi! But, it turns out, most of us "barely" know our long-standing neighbor. According to the [Vermont Fish and Wildlife Department's website](#), "Though bears are often thought to hibernate, they are not true hibernators. During true hibernation, body temperature, respiration, and metabolic rates are considerably decreased. A bear's respiration and metabolic rate do decrease during the winter sleep, but its temperature remains close to normal. Thus, a bear in a winter den can be easily aroused within moments, whereas in a true hibernator, it may take several hours." So, in *any* season, beware... If you disturb Yogi, he sure's to be... well, a bit of a bear.

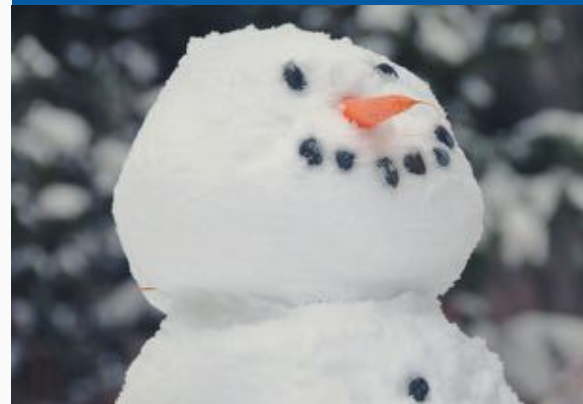


Cub Ridge Visitor, July 2022

Planning Ahead

Dec. 23 - Tubing Opens at Mount Snow
Dec. 30 - Grommet Jam at Mount Snow
Dec. 31 - Torchlight Parade at Mount Snow
Jan. 14 - Torchlight Parade at Mount Snow
Jan. 16 - Grommet Jam at Mount Snow
Feb. 4 - Bears X Board of Directors Meeting
Feb. 4 - Bears X Winter Owners' Party
Feb. 17-26 - Winterfest at Mount Snow
Feb. 18 - Torchlight Parade at Mount Snow
Mar. 4 - Bears X Beer Swap Meet-Up
Mar. 26 - Bears X Ski Race (tentative)

For upcoming events in the Deerfield Valley, visit the [Chamber of Commerce Calendar](#).



Snow Much Fun

We all love snow, and the many wonderful winter activities that bring our community together. This year, we're excited to add a new one to the mix. Introducing our first-ever Bears Crossing Snowman Building Contest!

Through February 26th, snow sculptors of all ages are invited to put their artistry on display in their yards and in common areas. Just be sure to keep snowmen approximately 20 feet from the road and avoid areas where snow plows and snow shovelers work. E-mail snowman photos to bearsnecessitiesnews@gmail.com. Winners will be selected by vote for Best Traditional Snowman and Most Creative Snowman. Our friends at W&B will also award a special prize for the Manager's Choice.

Find contest details on www.bearscrossing.com.

Seasonal Survival Guide

Area Resources and Contacts

Automotive Issues / Towing

Whether it's your first Vermont winter or your 20th, it's a good idea to keep a tow / automotive service on speed dial. If you find yourself stuck in snow and don't have AAA, try Greene's Towing Services (802-464-3306) or Brattleboro Towing (802-257-5649).

Mount Snow Ski Patrol

During the winter, reach Ski Patrol at 802-464-4005 from 7:30am-4pm on weekends/holidays and 8am-4pm on weekdays. Call 911 for help outside of these hours.

My Superior Plus Account

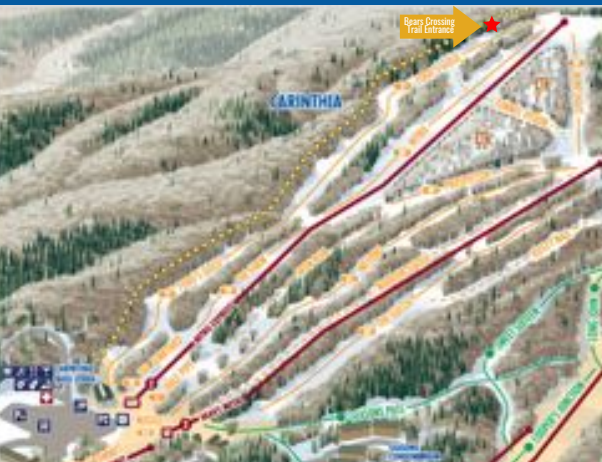
There's no need to trudge out in the snow! Single family homeowners who switched to Superior for propane can check their tank's status by logging into their account online. In case of emergency, call 800-448-3815. There is a 24-hour on-call service for weekend help or calls outside of normal business hours. Condo owners with heating issues should call W&B at 802-464-5749 for assistance.

Transit App

Wondering where the MOOver is? Have no fear... the Transit app is here! Download it for MOOver bus schedules and real-time route updates and maps, including Bears Crossing.

EpicMix App

Get the EpicMix app for the latest Mount Snow trail maps, events calendar, and lift and terrain updates. If Fools Gold is open, the Bears Crossing Ski Home Trail is likely (but not always) open. When ropes are up, please play it safe and avoid taking the trail.



★ Marks the Bears X Ski Home Trail Entrance; Trail Map from www.mountsnow.com.

On the Board: Update from the December Meeting

BY MIKE GOODMAN, BOARD PRESIDENT

Season's greetings to all! I wanted to update you on the Board's first meeting of the fiscal year, held Saturday, Dec. 3rd, in the Bears Crossing clubhouse and on Zoom. The bulk of the meeting was spent discussing occupancy limits for rental properties in the Community.

An Association-wide survey last year showed that 70% of owners favor occupancy limits, with 65% preferring that the limits be based on number of bedrooms. The current, long-standing rules limit all rentals to a maximum occupancy of "six unrelated people."

The Board is largely in agreement that this rule is overly restrictive and arbitrary in that some properties can support more people than others. Several alternative limiting criteria were discussed—including the elimination of limits—but all proposals failed in vote.

The Board is currently seeking legal counsel regarding liability and enforcement of several of the suggested criteria. Upon advice, the Board will reconsider alternatives to expand the current limits. However, until changed, the current rule remains in place.

For clarity, the word "unrelated" is understood to mean "not related to the owner." This wording was used as a nod to owners who wanted to rent to their extended families, exceeding the six-person limit. It is *NOT* open to interpretation.

The Board also approved several additions to the community's guest policy procedures, including the creation of an infraction notification form on www.bearscrossing.com that owners can use to report issues directly to a property owner or to W&B. Members of the Guest Policy Committee will also work with W&B to produce a document that all owners will be asked to sign affirming that they have read and understand Association rules and regulations.

For a full record, I refer owners to the meeting minutes on W&B's owners' website. In addition, we will post a video of the meeting for viewing and provide details when it's available. The next Board meeting will take place at 3:30 p.m. on Saturday, Feb. 4th, and Zoom access will continue. The agenda will be posted on W&B's website several days before the meeting. Until then, please feel free to e-mail me at wmgoodman2@gmail.com with questions. I wish you and yours a happy and healthy holiday season.

ARC Guidelines Answer 'Burning' Questions

BY AMY SYRACUSE

Last month, the Architectural Review Committee (ARC) announced guidelines that answer owners' burning questions about building a fire pit or using a portable fire pit on their property. If you currently have a built-in fire pit or Solo Stove, Breeo or similar portable fire pit, please review the guidelines on W&B's owners' website and make sure that it meets all safety requirements. In addition, owners must fill out an ARC Request Form to get both new and existing fire pits approved. If you have questions or need additional guidance, contact W&B at info@wbmvt.com.



Bears Crossing Winter Property Protection Checklist

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

- ✓ Set all thermostats to 55 degrees.
- ✓ Set low temperature alerts in your remote thermostat app.
- ✓ Shut off the water heater and turn the water valve off.
- ✓ Turn off all lights.
- ✓ Close fireplace flue and glass doors.
- ✓ Close and lock all windows and exterior doors.
- ✓ Open all cabinet doors under sinks.
- ✓ Open the dishwasher door for heat circulation.
- ✓ Discard fireplace ashes in the red metal ash can near the trash compactor.

Propane Provider Update: The Heat is On

BY MIKE GOODMAN, BOARD PRESIDENT

The transition from Suburban Propane to Superior Plus Propane is now completed. All Condo Associations, and those Single Family Homes (SFH) that requested the move have now been transitioned.

If you are a condo owner, there are no additional steps to be taken. As previously with Suburban, individual condo owners do not have direct accounts with Superior Plus and, therefore, do not have an online presence with the company. Your billing will continue to come from the management company.

If you are a Single Family Homeowner, I urge you to take the following additional steps:

- When in Vermont, look at your propane tank. If you are now with Superior Plus Propane, there will be a sticker or tag on the tank stating that. If you do not see any indication, you are NOT transitioned.
- Call Superior Plus Propane (formerly Osterman) at 800-287-2492 to set up your online account.
- When logged into your online account, you should verify several important parameters:

#1 - Check whether your account is set for Automatic Delivery. From the menu bar, select "My Account & Tanks" or select the "View Tank Details" button on the home page. The second to last cell to the right should have a gas gauge showing how full your tank is and the word "Monitored." If you don't see "Monitored," call Customer Service to verify your account's status.

#2 - On the same page, the last cell should tell you the rate you are paying. For the current heating season, the Bears Crossing negotiated rate is \$1.949.

#3 - After your first delivery, go to "My Account," and then "Delivery History." Select the "Details" button to the right of the line item for your delivery. The only billing items you should see are gallons, unit rate, and state tax. If you see surcharges, such as "Hazmat Charge" or "Fuel Recovery Charge," call Superior. They will remove them.

#4 - If you receive a bill from Suburban for "rental" of your tank, call Suburban and they will remove the charge.

Finally, if you stayed with Suburban, be aware that you are no longer under the umbrella of a fixed price contract through W&B Management. *In that case, I strongly urge you to contact Suburban and get a WRITTEN price commitment for the heating season.* Mother Nature was kind enough to moderate the temps until we changed suppliers, but now we are done so... let it snow!

'Tis the Season for Giving

BY AMY SYRACUSE

From powder days to laughter-filled après skis and relaxing evenings spent around the fire, there's no doubt the Deerfield Valley provides family fun and happy memories in abundance. These gifts rank high on a long list of things I'm grateful for each year. As the long, cold isolation of pandemic life thaws, they've also got me thinking about how best to reconnect with the surrounding community... How can I give back to the place that has given me so much?

Thankfully, there's no shortage of charitable organizations serving the needs of the Deerfield Valley and its residents. Whether you're thinking about making year-end donations or resolving to take up new volunteer work in 2023, please consider supporting them. It's not too late to make a contribution—and a difference!

- [Adaptive Sports at Mount Snow](#) *
- [Deerfield Valley Community Cares](#) *
- [Deerfield Valley Food Pantry](#) *
- [Deerfield Valley Rescue](#) *
- [Southeastern Vermont Community Action](#) *
- [Petee Library \(Wilmington\) Renovation Campaign](#)

Note: The above charities marked with an asterisk participate in AmazonSmile. If you choose one of them as your AmazonSmile beneficiary, Amazon will donate 0.5% of your eligible purchases to the charity at no cost to you. Simply log into your Amazon account and sign up to give each and every time you shop. [Click here](#) to learn how the program works.

Ask Bob!

"If I don't know an answer, I'll make one up!"



Once upon a time, Bob Stone, local real estate agent, 30+ years Bears Crossing owner, and all-around nice guy, penned a tongue-in-cheek advice column for the original 'Bear Facts' newsletter. Because of his exhaustive local knowledge—not to mention, his droll humor and friendly, good nature—we've invited Bob back to contribute to The Bears Necessities. Don't delay... Send your most pressing questions to Bob today at bearsnecessitiesnews@gmail.com.

Q. Dear Bob, I'll be spending the winter in Bears Crossing, but I don't ski. What is there to do while my friends and family are out on the slopes? Signed, Armchair Adventurer

A. Dear Armchair Adventurer, Not to worry! As long as you're willing to trade slippers for snow boots, there's plenty to keep you busy. If you enjoy the great outdoors, there are local trails to hike or snowshoe on. Check out Scott Abrams' guide on page 6 of this newsletter. After burning a few calories, be sure to reward yourself with a tasty treat from [Starfire Bakery](#) in Wilmington or [Sticky Fingers](#) in West Dover.

If the weather is bad or the temps too frosty, there are indoor options, as well. Try bowling at North Star Bowl on Route 100. Stroll and shop in Wilmington or take a scenic drive to Manchester, which has lots of restaurants, outlet stores, and the [Northshire Bookstore](#) (one of the best anywhere!). Remember that simple pre-pandemic pleasure of going out to the movies? Well, West Dover has a charming little theater where you can catch the latest blockbusters, as well as some art house films, on a fabulous 4K projector with a fantastic sound system. Check their website for hours, but [Dover Cinema](#) generally has matinees during ski season weekends.

After all that, you're bound to be ready for a fireside nap in the old armchair, enjoying sweet dreams of your next great Vermont adventure.

Thank you, Bears Crossing Community

To the Editor,
We would like to thank the Bears Crossing Community for organizing a food collection for the Deerfield Valley Food Pantry. Through the generosity of all those who contributed, the food pantry received many non-perishable food items to be shared with our neighbors in need. Your support of the food pantry is greatly appreciated.

Maryann Cheveralls
Deerfield Valley Food Pantry
Wilmington

Deerfield Valley News, Page A4, Oct. 20, 2022

Searching for Peace this Winter Season? Walk a Mile in Snowshoes

BY SCOTT ABRAMS

While Mount Snow's main activities are obviously skiing and snowboarding, there are many other recreational options that allow you to enjoy the peaceful splendor of a Vermont winter—particularly hiking, snowshoeing, and cross country skiing.

This map offers the best overview of trails in West Dover and Wilmington. You might not realize how many local trail systems there are in West Dover alone. In fact, there's a marked set of trails just behind Bears Crossing, on the south border. These trails were created and blazed many years ago by a Bears Crossing resident. (You can find his initials carved into the bridges he built.) Follow them starting at the Yellow Trail just behind the tennis court.

The Bears Crossing trail goes through a stretch of the Green Mountain National Forest along our border. It connects to the Red Loop Trail, which connects to the Ski Home Trail. And there's a small White Semi-Circle Trail, as well. It's around 1.75 miles in total, but you can add on a small extra spur, which takes you to an abandoned church that's right out of the Blair Witch Project. For a longer hike, you can also continue up the Ski Home Trail to Fools Gold. During ski season you'll need to be watchful of skiers coming down, so stick to the sides.

Just a little farther afield, there are many larger, well-maintained trails that are worth exploring:

- Crosstown Road
- Valley Trail
- Horace Hill

- Dover Town Forest
- Haystack Mountain
- Hogback Mountain
- Grout Pond
- Catamount Trail

Learn more about hiking, snowshoeing, or cross country skiing Southern Vermont trails at www.vtliving.com/hiking/southernvermont.

Read a longer version of this article, including detailed trail descriptions, on www.bearscrossing.com/hiking.



Bears X Snowshoeing Trail Map on W&B Owners' Website

Announcements

Brumms Way Babysitter

Looking for a sitter for your children or fur babies? Reach out to Laura Neier on Brumms Way at 917-653-3077. She can connect you to her daughter, who provides babysitting and dogsitting services.

E-mail announcements for the next newsletter to: bearsnecessitiesnews@gmail.com.

Tipping Points

Many new owners may be wondering whether to tip during the holiday season. As you know, we have an amazing team working tirelessly to keep Bears Crossing running smoothly, from George Friend, our property manager, to Greg Record, our MOOver driver, and a small but formidable army of snow plowers and snow shovelers. Tipping is a personal decision. The Board provides staff with a holiday tip. Historically, many owners have also chosen to recognize the team's contributions in their own way.

*from all of your friends and neighbors on the Bears Crossing Board,
happy holidays and best wishes for a wonderful 2023!*

