

THE BEARS NECESSITIES

The Quarterly Newsletter of Bears Crossing Community

Issue #4 / October 2023



A Time for Preparation...

BY AMY SYRACUSE, EDITOR

I always think of fall as a time for preparation. It's switching gears after the relatively leisurely summer. It's buckling down and getting back to the grind, whether that's school, work, or life.

If you're in the same mindset, I hope this newsletter will be helpful. The focus is "news you can use," and the articles cover tips, resources, and information to make managing and maintaining your Bears Crossing property a bit easier heading into winter.

There are highlights from the Annual Meeting on Sept. 30th and details about W&B's hard work to get Bears Crossing ready for the season. I've even carried the theme over to the recreation section! After a ski injury in March, I wondered if I'd done enough to ensure my gear was performing as it needed to. So my recent interview with Nick Blaylock of Nick's Bootfitting, one of our fantastic local small businesses, is jam-packed with expertise and guidance on getting your gear ready to ski and ride safely when the mountain reopens.

Within these pages, you'll also find:

- A message from new Board President Dave Streeter;
- Details on checking your water usage as North Branch Fire District implements peak monitoring and excessive usage fees;
- Instructions to sign up for our new online Infraction Notification System so you can address issues at your property before they become HOA fines; and more.

Enjoy the content, and the fall views from our beautiful Community!

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W&B Update: Gearing Up for Ski Season

BY GEORGE FRIEND, PROPERTY MANAGER

If you haven't been back to Bears Crossing since the Annual Meeting, I can tell you that summer is now in the rearview mirror. With each day, we're inching toward freezing temperatures and gearing up for the busiest time of year in our Community. Here are a few updates on winter preparations:

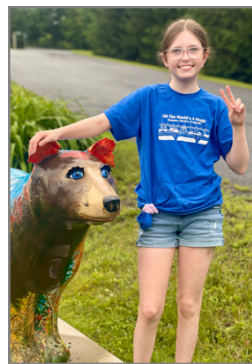
- **Infrastructure Repairs:** Though our impact was relatively minor, this summer's storms damaged some of Bears Crossing's drainage infrastructure. A bank erosion repair near the Ski Home Trail entrance on Bears Den Road has been completed. In addition, a culvert was repaired at the intersection of Bears Den Road and Handle Road, and the roads have been regraded. If recent years are any indication, Mother Nature will continue to challenge us. But these repairs will help with moving water out of the Community.
- **Fall Landscaping:** Our fall cleanup is under way and will take several weeks to complete. While the priority is cleaning ditches to maximize water flow, you can expect leaves and sticks to be removed from yards. At single family homes, you'll see plow markers installed at propane tanks and water shut-off valves. Please don't remove these markers, as they are important in emergency situations.
- **Clubhouse:** The stairs going into the clubhouse are completed and look great!
- **Pet Waste Signage:** We'll install a new pet waste bag station on the trail between Black Bear Lane and the clubhouse. This is a frequent "problem area." Please follow HOA rules for pet waste disposal and remind personal guests or long-term renters to do the same. Short-term renters are not permitted to bring pets. Violations will result in fines.
- **New Ski Home Trail Contract with Vail:** The Community has a new contract with Vail to continue grooming the Ski Home Trail. Hopefully, this will improve consistency in trail grooming and maintenance moving forward.

As always, thank you for making Bears Crossing such a wonderful place to work.



Spotted! Bears in (and Around) the Valley

Kudos to the owners who joined our summertime "hunt" for the Bears in the Valley outside Bears Crossing. If you'd like a free Bears Crossing ski decal, you can participate, too. Just snap a selfie with a Bear in the Valley and send it to bearsnecessitiesnews@gmail.com.



Attention Owners!

We need your help to get the new BearsCrossing.com Infraction Notification System up and running.

- #1 - Complete the Bears Crossing Owner Registration form by going to <https://bearscrossing.com/owner-registration>. All owners are asked to complete this form even if they are not opting into the Infraction Notification System.
- #2 - Review HOA rules and policies so you can check the acknowledgements while registering. HOA rules and policies can be found at <https://bearscrossing.com/hoa-rules>.
- #3 - Check out our new Infraction Notification System and decide whether you want to opt into notifications for your property while submitting your Owner Registration. Find the Infraction Notification System page at <https://bearscrossing.com/infraction-notification>.
- #4 - If you'd like to notify neighbors that you are participating in the Infraction Notification System and prefer this means of contact, find their details in our Owners Directory on W&B's site at <https://wbmaintenance.vmsclientonline.com/default.aspx>.

Planning Ahead

Oct. 28 - Rotary Club Winter Sports Sale at Mount Snow Sundance Base Lodge

Nov. 17 - Opening Day at Mount Snow (Weather and conditions permitting)

Dec. 2 - Bears Crossing Board Meeting, 3pm at Clubhouse (Zoom access available)

Dec. 9 - Dover Holiday Craft Fair at East Dover Town Hall

Dec. 31 - New Year's Eve Torchlight Parade and Fireworks at Mount Snow

Feb. 24 - Bears Crossing Community Ski Race at Mount Snow. Details to follow.

Check the Bears Crossing Facebook Group for announcements about Community outings (e.g., hikes, pub tours, brewery visits, etc.). Board meeting details can be found [here](#). For upcoming Deerfield Valley events, visit the [Chamber of Commerce Calendar](#).

Keeping an 'Eye on Water'

With winter fast approaching, don't forget to download the Eye on Water App. EyeOnWater allows you to connect to supported water utility accounts and monitor water usage at your property. It can notify you about leaks, help you understand how much water you use, and identify opportunities for water savings. The tool can also help you avoid excessive usage fees assessed by North Branch Fire District (Nbfd), operator of our local wastewater treatment system.

To protect against exceeding the wastewater treatment system's capacity, Nbfd will be monitoring all customers' usage daily during a peak winter season week (e.g., between Christmas and New Year's Day, the week of Presidents' Day, etc.). Customers will be notified about monitoring dates in advance by mailer and online. Those who exceed their allocated gallonage any day during a monitoring week will be charged \$50 per day that they were over, plus 50 cents per gallon of overage. To confirm your property's gallonage or get details about peak week monitoring, call Nbfd at 802-464-8415.

New Propane Rate

For condos and single family homes that are contracted with Superior Plus to provide propane, the Bears Crossing-negotiated 2023-24 fuel rate beginning with the September billing cycle is \$1.81 per gallon, including taxes and fees. The 2022-23 rate was \$1.95 per gallon. SFH homeowners are encouraged to check their bills to ensure they are being charged the correct rate.

SFH Committee to Research Group Buy Opportunities

At the Single Family Homeowners Association Annual Meeting, held via Zoom on Sept. 21st, SFH Association President Amy Syracuse proposed a new committee to explore potential “group buy” opportunities for home repair and maintenance projects. The goal is to leverage the collective buying power of single family homeowners, while also creating opportunities for savings as a result of materials, equipment, and labor cost efficiencies. The committee will research potential group buys for commonly needed services, such as carpentry, painting, roofing, gardening, tree work, and driveway and walk maintenance. Following SFH exterior inspections done earlier this month, the committee may reach out to owners who have urgent repair needs about opportunities to participate. Check your e-mailbox for more information about SFH group buy initiatives. If you have suggestions or would like to join the committee, please [e-mail Amy Syracuse](mailto:amy@bears-crossing.com).

Board Approves Culvert and Water System Repairs

The Board of Directors has approved essential repairs to a section of the Bears Den Road culvert, which was determined to be operating with a 50% reduction in capacity, and the controls for our 30-year-old water system, which had failed, requiring the system be turned on and off manually. In both instances, the Community was able to take needed action before the issues resulted in higher repair costs or community damage.

On the Board: An Introduction, Owner Involvement & More

BY DAVE STREETER, BOARD PRESIDENT

Hello, Bears Crossing neighbors. Dave Streeter here, reaching out as the new president of Bears Crossing’s Board of Directors for the coming year.

I’d like to take a moment to welcome our new owners. For those I’ve not yet had the pleasure of meeting, I hope to do so in person during the upcoming ski season. I’m an avid skier and snowboarder, which is one of the reasons my family joined the Community back in 2008. My wife, Sue, and I love spending time here, and being part of Bears Crossing has been an incredible experience for our son, Mike (22), and daughter, Audrey (18), as well.

I’ve served on Bears Crossing’s Board for 12 years and previously held the position of Secretary. I’m excited to take on this new role, and look forward to working with our Board and Community members to stay true to the history and charter that have made Bears Crossing one of the Valley’s most desirable residential developments.

From its very beginning, homeowner involvement has been a cornerstone of Bears Crossing—one of the reasons our Community has prospered even as newer developments come to market. With excellent participation in this year’s Annual Owners Meeting (more than 70 joined in person or by Zoom), we’re fortunate that this continues. It was great to see so many people willing to spend a Saturday morning learning about what’s going on in the area, sharing feedback, and engaging in productive discussion. If you weren’t able to attend the meeting and want to see what you missed, you can find the newly approved budget and a draft of the meeting minutes by logging into your account on [W&B’s owners’ portal](https://www.bears-crossing.com/owners-portal).

Thank you to everyone who ran for Board positions this year, and congratulations to those who were elected. I’m excited to work with such a dedicated group. I also want to recognize Mike Goodman for his past years of service as Board President. I’ve always looked up to Mike for his active leadership, witty commentary, and commitment to the Community. Thank you, Mike, for all that you’ve done, and for your continued work as Board Secretary.

To all who have been thinking about “maybe”... “one day”... sharing their time, talents, and voices to make Bears Crossing the best it can be, there’s no time like the present. Please consider volunteering to serve on one of our HOA committees. You can read more about committee service opportunities on our newly revamped website at www.bearscrossing.com/committees.

Importantly, owner involvement doesn’t start and end with our Annual Meetings. All are welcome to attend regular Board meetings (the next one is set for Dec. 2nd). Additional dates and further information can be found on www.bearscrossing.com. Until then, you can reach me via the [Bears Crossing website](https://www.bearscrossing.com).

The leaves—and temperatures—are falling fast. Think snow, and I’ll see you on the slopes!

2023-2024 Board of Directors

Dave Streeter, President
Mike Goodman, Secretary
Mimi White, Treasurer
Scott Abrams
Ian Danby
Elliot Isban
Joe Lodi
Andy Stepan
Bob Stone

Condo and SFH Association Presidents:
Michael Fichera (100 Association)
John Luttrell (C/D Association)
Rick Nitschke (400/500 Association)
Melissa Passeck (E/F Association)
Amy Syracuse (SFH Association)
Don Wenz (A/B Association)

In Case You Missed it: Annual Owners Meeting Recap

This year's Annual Owners Meeting, held Saturday, Sept. 30th, brought together more than 70 owners in person at Dover Town Hall and via Zoom. The meeting was recorded and the video is available by request to owners who would like to catch up on what they missed.

The meeting kicked off with the following speakers:

- **Eric Durocher, Dover's Director of Economic Development**, summarized the Bi-Town Housing Rental Sub-Committee's report on short- and long-term rentals and ongoing Select Board discussions about how to manage the rentals industry in Dover.
- **Andy McLean, Dover's Town Clerk**, updated owners on plans to develop National Forest Service trails and a parking lot on land off Handle Road, just south of Bears Crossing. He sought the Community's input on plans for parking lot landscaping.
- **Kelly Barton, Supervisor at Fidium/Consolidated Communications**, talked about the company's fiber Internet service.
- **Bears Crossing Owner and Clubhouse Committee Member Will Galway** shared a presentation about ideas to improve the Community's tennis court and recreational options.



Board President Mike Goodman and W&B Owner Rich Werner speak to owners at Dover Town Hall on Sept. 30th.

BOD President Mike Goodman reviewed the 2023-24 budget, which was unanimously approved. George Friend delivered W&B's report, and Board Members Ian Danby and Amy Syracuse discussed [BearsCrossing.com](https://www.bears-crossing.com) updates. To receive the meeting video, e-mail bearsnecessitiesnews@gmail.com. A draft of meeting minutes and the approved budget are in [W&B's owners' portal](https://www.wabowners.com).

What Can I Compost?

Did you know that Vermont state law bans disposal of food scraps in trash or landfills? To make composting easy, Bears Crossing has a composter in its waste disposal area. W&B staff regularly check and maintain the composter, and resulting top soil is used in the Community. But this isn't your hometown composter. Bears Crossing has a Jora tumbler that is small, efficient, and animal-proof, but unable to process some items that would be acceptable in a larger composting facility. When composting in Bears Crossing, please remember these guidelines:

YES, COMPOST THESE ITEMS!

- Food items that are typically discarded rather than eaten, such as peels, rinds, cores, eggshells, seeds, coffee grounds, and loose-leaf tea.
- Food that wasn't finished or has spoiled, including expired produce, table scraps, and leftovers that went bad.

NO, DISCARD THESE IN A DUMPSTER!

- Bones, paper towels, styrofoam, paper or plastic food cartons, and plastic bags.
- Produce stickers; cling wrap, parchment paper, or other material used for cooking or food storage; coffee filters; tea bags; and "biodegradable" or "compostable" bags.

Bears Crossing Helps Local Food Pantry Stock Shelves, Assist Area Residents in Need

This year's Annual Meeting provided an opportunity for Bears Crossing owners to once again support the Deerfield Valley Food Pantry's mission of making sure no one in the Valley goes hungry or lacks basic personal care needs. A Wilmington-based nonprofit that serves the towns of Dover, Halifax, Marlboro, Readsboro, Searsburg, Whitingham, and Wilmington, the Deerfield Valley Food Pantry prides itself on not turning anyone away.

Owners attending the meeting were invited to bring donations of non-perishable, healthy food choices, such as canned soups, tuna fish, spaghetti sauce, peanut butter, rice, cereals, etc. To extend the donation opportunity beyond owners attending the meeting in person, Board member Amy Syracuse ordered 100 car magnets featuring the Bears Crossing logo (inspired by a suggestion from fellow owner Will Galway), and provided them to owners in exchange for monetary Food Pantry donations.

All funds generated in excess of the \$210 magnet production cost were donated to the Deerfield Valley Food Pantry. Thanks to the generosity of owners—many of whom gave more than the suggested donation amount—Syracuse was able to deliver a \$500 check to Irene Godfrey, the Food Pantry's operations manager. Godfrey noted that the Food Pantry's work relies on donors and volunteers, and expressed profound gratitude for Bears Crossing's consistent and generous response to the nonprofit's needs.

Learn more about the Deerfield Valley Food Pantry and other donation or volunteer opportunities, including truck unloading and distribution day assistance, on its [website](https://www.deerfieldvalleyfoodpantry.org).



Bears Crossing's donations support the Food Pantry's mission of making sure Valley residents don't go hungry.





Long-time owner and year-round Bears Crossing resident Bob Stone answers your questions about life in the Deerfield Valley. Don't delay! Send your questions to Bob Stone today at bearsnecessitiesnews@gmail.com.

Q. Dear Bob, What's happening with real estate in the Deerfield Valley and, especially, in Bears Crossing? Are properties still bringing in top dollar? Or has the market stalled? Signed, Curious Second 'Den' Owner

A. Dear Curious, During and after Covid—and until recently—condos and single family homes were selling as fast as we could list them. Prices were sky high as investors snapped up anything they could get their hands on. Many deals were done with cash and without inspections. In some cases, buyers never even viewed in person what they were buying until the deal closed.

Fast forward to today... Things are starting to cool and it looks like prices have peaked. Prices have risen so high and so fast that many investors are now out of the market. Mortgage rates are over eight percent for second homes and investment properties. And, while the rental market was very strong during Covid, it has also started to cool—especially in the summer months. With so many rental properties available throughout the Valley, there is now strong competition for rental customers. Also, factor in the fact that you can park your money in safe treasuries or money market funds that pay well and still let you sleep at night.

But do not despair! Having lived here for almost 40 years, I've seen prices fluctuate drastically. The area and, especially, Bears Crossing are well positioned for now and for the future—especially with the power of Vail owning Mount Snow. -- BOB

Cozy Up with Couch's 'Black Bear Lane'

Have you heard? Bears Crossing has been immortalized in song! "Black Bear Lane" was released in 2021, by Boston-based pop band Couch. The band has a personal connection to our Community—something I learned from proud grandfather and Bears Crossing owner Dick Blankstein. The Blanksteins' grandson Zach plays guitar and bass, and sings vocals on Couch's jazz/pop/funk/soul-infused tracks.

After the Blanksteins hosted Zach and his bandmates at their condo during the early days of the pandemic lockdown, Couch returned the favor by honoring the Black Bear Lane hideaway with a song on their self-titled debut album. The band is currently **on tour**, so don't expect to see them back in Bears Crossing for a while. But you can enjoy the soothing sounds of Black Bear Lane on [Spotify](#) or [YouTube](#) whenever you want to reconnect with your favorite home away from home. -- AS



Visit [Couch's website](#) for tour dates and links to stream their music on services like Amazon Music, Apple Music, and Spotify.

You're Ready for Opening Day... But is Your Winter Sports Equipment?

BY AMY SYRACUSE

It's less than a month until opening day for the 2023-24 season. After spring, summer, and fall away from the slopes, you're ready to get back on the mountain. But your equipment... well, that might be a different story. According to Nick Blaylock, of *Nick's Bootfitting* in West Dover, it's essential to give your ski and snowboard gear a thorough check-up and refresh before the new season begins.

"It's the same idea as if you're going on a long road trip," Blaylock explained. "You make sure your brakes work properly and...there's enough oil. You're going to get everything prepared. You can't just jump in and go."

A master bootfitter, Level III alpine instructor, Professional Ski Instructors of America coach, product tester for *SKI Magazine*, and member of Tecnica's acclaimed Project 165 development group to boot (pun intended), Blaylock knows gear from the inside out. He kindly sat down with me at his shop to discuss common gear problems, wear and tear warning signs, safety improvements, and more.

Read on for a must-read preseason primer so you'll be ready from Day 1 to ski smarter and safer all season long.

What are the most common things that can go wrong with your equipment on Day 1 of a new season?

You can have a lot of things go wrong with old equipment—springs not working, bindings, wax. People show up and think they can just throw their skis down and they're going to slide. That's obviously a problem. There are so many variables, and boots are usually the number-one factor. Everybody's used to walking around in their sandals and flip flops all summer and then they jump into a pair of plastic boots and their feet just freak out.

With kids, there's always the potential for fit problems. You need to have them try on their gear now. Little Joey may have said, "These boots are going to be fine." But then you get out there, and his toes are killing him because he grew a whole size. Make sure things are good before you're on the mountain. If they aren't...now is the time when shops have a good selection.

If you haven't looked at your gear since you put it away at the end of last season, what should you check for?

You want to get your bindings checked every year because of the springs and being able to release tension. People change weight, and that's a big factor with the springs releasing for your bindings. With boots, the easiest thing is for people to put them on and walk around—maybe spend 10 or 15 minutes in them before you go skiing....That's something everybody can take care of pretty easily at home in November before the season starts. Get your feet acclimated to them. And, of course, just getting your skis prepped every year, and getting new wax, because the conditions from March or April aren't the same as in November or December.



Nick Blaylock at work in his shop at 319 Route 100, West Dover

How can equipment wear and tear affect your safety on the mountain?

There are two important things to look out for: the bindings and the bottoms of the boots. If things aren't releasing in the normal ranges that they're supposed to be, then there are problems. Skiing is a dangerous sport with falling, other people around you, and making quick reactions. If things aren't going to release where they should be, that split second can make all the difference. For wear and tear, usually the bottoms of ski boots are one of the biggest problems because with a round surface on a flat surface, there's wobble...and then they won't release accurately.

How much wear on boot soles is too much?

A lot of people drag their feet when they walk in a heavy boot, especially with carrying around skis and equipment. Boots aren't the most comfortable thing to walk around in so the soles will wear. With the norms and factors of how a ski is supposed to release, it's supposed to be square and flat surface against flat surface. If the boot is rounded on the bottom because of wear to the sole, it's not going to release how it's supposed to, or it may pre-release when you're not ready for it and that can cause injuries.

Is there anything you can do to prevent this?

One of the biggest improvements with boots is they've gone to what's called 'grip walk' for the soles to make it more rounded and more grippy. One, that gives you more traction. But then it's also a more natural motion with walking. The soles used to be perfectly flat and now they have that slight roundness to them so, when you walk, it's more of a natural motion. This helps out with safety and also with wear and tear on the boots because now it's a rounded motion instead of hitting flat and dragging. All boots are replaceable on the bottom. The more you walk and notice your boot bottoms are getting wear and tear...you should go to a boot shop and be able to get the soles replaced. It's like replacing your tires. You unscrew these off. It's about \$40 for a set and you just put new ones on.

An Interview With Master Bootfitter Nick Blaylock (cont'd.)

Are grip walk soles compatible with older gear?

They can go onto any boots. The problem is they started changing the bindings in 2016-17. If you have an older ski, then you just have to go back to the flat soles. But anything that's newer works with what they're doing with grip walk.

If you've recently had a bad fall or injury, what do you need to do to make sure your gear is safe and functioning properly?

Bring it to a certified technician. Any ski shop that does bindings and skis can examine your ski boots, as well as your bindings, for age and wear and tear. They can put everything into their systems and see how everything releases on the springs. They can make sure you're at the proper setup and check what binding number you should be at for your skiing. A lot of people crank them up on their own and think that they should be higher because they don't want to release. Or maybe they're too low because they put on a little weight and haven't realized it. Then the bindings could release quicker than you're ready for and that's a problem, too.

Can you share tips to help people keep their gear in good condition and get the most out of their equipment investments?

Clean equipment off at the end of every use. With boots, lightly buckle them so they keep their shape and everything's ready to go. Having a proper dryer to get moisture out will help with warmth. For skis, just dry them off. Everybody throws tons of salt down for walking. That can corrode bindings and affect the springs with releasing. Keep a towel to wipe everything down at the end of the day. Don't just throw skis in a locker or on your car rack and let them sit. Gear is expensive. You want to take care of it so it lasts.

How often should the typical weekend skier be waxing?

It depends on how much you ski. A weekend skier should wax at least twice a month. The more you ski, it's going to pull the wax off. Then you're going to be on the natural bases. Conditions change every weekend here in the East. There's going to be more drag if you don't have the proper wax. It keeps your skis fresh. Otherwise, they'll dry out. Then, there's no going back.



Grip walk boot soles provide better traction and a more natural motion when walking to reduce boot wear, and improve safety on and off skis.



Waxing and tuning.... are those things people can do themselves?

If you want to do it with the kids, have a dedicated area, and can get all the equipment, it's something you can do on your own. That's obviously more cost-effective. But a lot of people don't have the time, the space, the equipment, or the expertise. And you're working on a \$1000 pair of skis and things can go wrong with sharpening and stuff. At least, bringing them once a year to get a full tune is always recommended.

Putting a coat of wax on is something everybody can do. The rub-on wax is neat but it rubs on, and it rubs off. It only lasts about four or five runs. Getting something that can penetrate and using an iron or going to a shop is always good. So it kind of depends on how mechanical you are and how much risk you want to take.

2023-24 MOOver Service

The Route #4 MOOver shuttle servicing Bears Crossing and Suntec will begin regular weekend service on Saturday, Nov. 25, and run through Sunday, Mar. 31st.

Additional holiday service will be offered Dec. 26th to Dec. 29th, Jan. 15th, and Feb. 19th to Feb. 23rd. Visit the [MOOver website](#) for more information, including a route map and schedule.



Your Responsibility Code Update

If you spend any amount of time on the mountain, you already know your Responsibility Code. Developed by the National Ski Areas Association (NSAA) in 1962, these core safety practices and principles are prominently posted at Mount Snow and other resorts.

But you may not know that, as ski resorts and the winter sports they host have evolved, so too has the Responsibility Code. In fact, last season, a new Code was unveiled. It updated and clarified previous language and added two new points: one emphasized the importance of not skiing or riding under the influence, and the other let skiers and riders know what to do in case of a collision or other on-mountain incident.

According to the NSAA, it takes time to make new signage and get all resorts on the same page. If you or your family members haven't caught up with the Responsibility Code in a while, you can find the updated guidelines on the [NSAA website](#).

Top Tips From Nick Blaylock To Stay Safe and Comfortable This Ski Season (cont'd.)



Talk to me about what's inside my boots. What works best to keep the inside of boots warm, dry, and comfortable on those super cold days?

One of the biggest updates with boots is the liners are getting more moldable and shapeable, so they have a more anatomic design to them. With the liners, every once in a while, you can pull these out and let them dry because, on the cold days, condensation will build up on the inside. A lot of people will say that their boots are dry, but when you pull them apart the inside is wet. So every once in a while, pull the liners apart and let everything air dry. Or, if you have a dryer that blows just cold or room temperature air and pulls moisture from the toe areas out, you can use that. You usually don't want to use anything with heat because that could damage the liner over the long-term. It's not something you need to do every time...just on those rainy days that we have here in Vermont or the super cold days or every once in a while. Let's say, once a month if you're a weekend skier.

With cold feet, there are heaters and other mechanical things out there on the market. But step one is getting the proper boot that fits correctly. What I mean is something that fits you evenly, so you can still have a snug fit that's a little tighter, but has even compression all the way around your foot so the blood will circulate. Most people are in boots that are too big. They crank the boots down, and it cuts off circulation, which makes cold feet. Putting in heaters or anything else won't work if you don't have circulation.

And then replacing your socks... The useful life of a ski sock is about 10 days, typically. It's supposed to pull moisture off your foot. The more you dry it with high heat and things like that it's going to lose effectiveness. Changing your socks at lunchtime is a good thing on the really cold days to keep your foot fresh. Then you can move on to getting heaters and heated socks if you're just a cold person in general. But, if you don't have any circulation because of a poor fit, you're not going to have much luck warming up a frozen foot.

Opening day is just a month or so away. What happens to your gear when it's been sitting unused all summer? And what should people be doing now to get ready for the coming season?

Your gear should be stored inside. With your boots and your jacket, you're always going to store them under a bed or in a closet. You're not going to keep them in the barn or in the basement. Same with your skis. Keep them inside so that they're at a constant temperature because, with the bases, going super warm to super cold isn't too good.

Make sure everything's good to go. A lot of people store gear in basements or garages, where it's damp. There may be mice or squirrels or something like that storing their feed. People will pull their boots apart and find seeds and things like that. Keeping things inside is key.

If you haven't already, just pull everything apart. Let everything air dry and get back to normal temperatures and factors. Then just having everything prepped. We talked about trying your boots on, bringing your skis to your local shop, and getting new wax for the season. Snowmaking snow is more aggressive and will eat up your bases more than natural snow. It's just bigger particles. And then getting everything tested so it's ready to go. You've still got four or five weeks, so there's plenty of time to prepare.



Opening Day Snow Watch

Conditions and weather permitting, Mount Snow's projected opening day for the 2023-24 season is Friday, Nov. 17th. For up to the second snow updates, check the resort's [live mountain cams](#). You can also monitor local weather conditions from the Bears Crossing clubhouse patio in real time via our [Earthcam](#).