

THE BEARS NECESSITIES

The Quarterly Newsletter of Bears Crossing Community

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BY AMY SYRACUSE, EDITOR

*After a hectic spring, it's refreshing to get back to beautiful Bears Crossing and be reminded of the simple joys of a Green Mountain summer. Whether you're planning an action-packed season of hiking, biking, road trips, and barbecues, or something a bit less strenuous, be sure to save some time for relaxing poolside and catching up on community news with *The Bears Necessities*.*

In the spirit of summer vacation, this edition is a mere four pages. But it's still packed with everything you need to know to plan for the coming months. Highlights include:

- *An update on the status of Dover's short-term rentals registry;*
- *A look at the new Bears Crossing tennis/pickleball facilities;*
- *Local summertime live music options;*
- *Updates from the Board of Directors and W&B Property Management; and*
- *A calendar of upcoming community and local events, Independence Day festivities, and more.*

Speaking of planning ahead, don't forget to mark your calendar for the Bears Crossing summer barbecue on Aug. 10th. A BX tradition, this gathering is a great chance to catch up with old friends and to make new ones. Whether it's your first summer in Bears Crossing or you've been here for decades, I hope to see you there.

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W&B Update: Making Hay While the Sun Shines

BY GEORGE FRIEND, PROPERTY MANAGER

It may be time for summer vacation, but your property management team has been hard at work keeping Bears Crossing on schedule with seasonal chores, repairs, and improvements.

Next time you're up, please take a minute to notice all of the beautification work around the community. We've replaced the wooden entrance signs due to weather and sun damage, and garden beds are filled with local flowers to attract pollinators. Work is complete on a new bluestone walkway from the parking area to the clubhouse. This was approved by the Board in December to replace a crumbling paver walkway, which had become a safety concern.

As you'll read on page 4, the new asphalt tennis and pickleball court has been completed and is now open for play. And it's never too early to prepare for ski season. Firewood has already been delivered to all condominiums. Stacking at single family homes is underway.

We're expecting the community to be a bit busier for the 4th of July holiday. You can help ensure things run smoothly by keeping the following points in mind and sharing them with guests and renters:

- **Fireworks:** The Deerfield Valley has some wonderful Fourth of July celebrations planned. (See page 2 of this newsletter.) *Beyond that, the state of Vermont prohibits the personal use of fireworks without a permit.* Please respect the law of the land and the safety of all, and avoid setting off fireworks in Bears Crossing.
- **Noise:** It's not our busiest season, but summer is when we receive the most noise complaints. Remember that many homeowners keep their windows open in the summer to enjoy Vermont's natural "air conditioning," and sound travels. Local statute sets quiet hours between sunset and sunrise. *Bears Crossing rules* prohibit noise that disturbs or annoys occupants of other condos or homes in any unit or common area *at any time of day*. Please be mindful of noise levels and considerate of your neighbors.
- **Flowers:** The gardening crew works tirelessly to plant flowers in Bears Crossing's gardens for everyone's enjoyment. Please refrain from cutting flowers for personal use in your home.
- **New Lock Systems:** Our clubhouse and tennis / pickleball court are now locked at all hours. Owners and their guests can access these amenities during their posted hours of operation by keying in their personal passcode (i.e., HOA account number) followed by the # sign.
- **Bears:** Everyone's favorite neighbors are still roaming around in search of food. Remember to keep the dumpster locked and secured; don't put dirty recyclables or plastic bags in the recycling container; and never leave unsecured trash or food outside. Be sure to clean up scraps and residue when grilling outdoors.



From all of us at W&B, happy 4th of July and best wishes for a relaxing summer.

What to Do This Independence Day Weekend

There's no better place than southern Vermont to celebrate the 4th of July with food, fireworks, and fun! Check out these exciting area events this holiday weekend:

July 4th

Wardsboro's 75th 4th of July Parade & Street Fair
9am to 1pm; Parade at 10am
Main Street, Wardsboro (park on Route 100)
Info: [Event Facebook Page](#)

Brattleboro Goes Fourth Festival
Parade at 10am; Carnival activities at 4pm; Live music from 7pm to 9pm; Fireworks at 9:30pm
Downtown Brattleboro
Info: [Event Facebook Page](#)

July 5th

Independence Day Celebration & Fireworks
6pm to 10pm
Hayford Field, Wilmington
Info: www.visitvermont.com

Base Area Block Party
5pm to 8pm
Mount Snow Main Base Area
Info: www.mountsnow.com



July 5th (cont'd)

Bruce Jacques One Man Rock Show
7pm
Snow Republic Brewery
Info: www.snowpublicbrewery.com

July 6th

Independence Day Fireworks
6pm to 9pm
Mount Snow Main Base Area
Info: www.mountsnow.com

July 7th

Live Music
1pm to 3pm
The Bullwheel at Mount Snow
Info: www.mountsnow.com

Sounds of Summer: Your Chance to Enjoy Local Live Music

Thanks to some truly spectacular weekend weather so far, this summer is shaping up to be the perfect time to take advantage of the wide array of indoor and outdoor live music performances in the West Dover area. You can find your groove at one of these upcoming local events:

Summer Concert Series at Dover Park
Sundays & Wednesdays
Route 100 and Country Club Road
Info: www.doververmont.com

Base Area Block Party
Fridays, 5pm to 8pm
Mount Snow Main Base
Info: www.mountsnow.com

Live Music at Fairways
Saturdays, 5pm to 7pm
Fairways Bar & Grill, Mount Snow Golf Club
Info: www.mountsnow.com

Live Music at The Bullwheel
Sundays, 1pm to 3pm
The Bullwheel at Mount Snow
Info: www.mountsnow.com



Photo credit: MountSnow.com

Live Music at Snow Republic
Assorted Artists and Days, including Bruce Jacques and Ian Campbell
Snow Republic Brewery, West Dover
Info: www.snowpublicbrewery.com

Stratton Mountain Music
Assorted Artists and Days, including Gavin DeGraw and The Beach Boys
Stratton Mountain, Stratton
Info: www.stratton.com

Planning Ahead

July 4 - Intro to Pickleball Clinic; BX court from 10am to noon, followed by open play.

July 4 to 6 - 4th Annual Farm Road Estate Music Festival

July 26 to Aug. 4 - Deerfield Valley Blueberry Festival

Aug. 10 - Bears Crossing BOD Budget Meeting & Summer Barbecue

Aug. 31 - 29th Annual Mount Snow Brewers Festival @ Mount Snow

Sept. 20 to 21 - Vermont Wine & Harvest Festival @ Mount Snow

Sept. 21 - Bears Crossing Annual Owners Meeting

Pool Hours: 10am to 8pm

Tennis / Pickleball Court Hours: 8am to 8pm

Clubhouse Hours: 8am to 8pm

Check the Bears Crossing Facebook Group for announcements about community outings (e.g., hikes, pub tours, brewery visits, etc.). For upcoming events in the Deerfield Valley, visit the [Chamber of Commerce Calendar](#). Find BOD meeting information [here](#).



Get the Blues

Feeling blue is actually a good thing when it involves Deerfield Valley's Blueberry Festival. From July 26th to Aug. 4th, Wilmington, Dover, Jacksonville/Whitingham, Marlboro, and Readsboro will host thousands of visitors at community gatherings and events. There will be live music, a pancake breakfast, a Blueberry Block Party, and the Blueberry Festival Parade. You can also enjoy blueberry picking and special menus at local restaurants and bars. Check the [festival's website](#) for a list of events during this much-loved local summer tradition.

EV Charging Reminders

As electric vehicles surge in popularity, more owners have expressed interest in installing EV charging stations for personal use. *Please note:* To ensure chargers are installed properly, the HOA requires owners to submit an Architectural Review Committee (ARC) request form. The request must be approved prior to install. In addition, post-install, owners should pay close attention to the safe storage of charging cords. Cords should never be left on the ground, where they could cause tripping or damage by (or to) equipment used to maintain lawns or for snow removal. If you have questions or need assistance with submitting an ARC request, please e-mail George Friend.



Community Tag Sale

You still have time to clear out clutter and score some great deals on gently-used items for your condo or single family home! SFH owner Michael Goldberg is organizing a Bears Crossing tag sale on Saturday, Aug. 10th, from 12pm to 4pm. Note: The Board of Directors budget meeting takes place at 9am that day. Please e-mail Michael at mlgoldberg320@gmail.com if you'd like to participate.

Directory Update

An updated version of our community Owners' Directory is now available through W&B's password-protected owners' site. It includes details about properties' rental status so owners who want to host friends or family can connect directly with owners of available rental properties in Bears Crossing. Henceforth, the directory will be updated annually in conjunction with the Annual Owners Meeting. If you missed the deadline and would like to update your current listing, please complete this online form.

On the Board: Update from the June Meeting

BY DAVE STREETER, BOARD PRESIDENT

The Master Association Board of Directors met at the clubhouse for its regular meeting on Saturday, June 29th. As always, you can find the meeting agenda and minutes by logging into W&B's owners' site, but I wanted to share a brief summary.

The meeting kicked off with an exciting update on the Tennis Court Uplift Project, which was approved in a special assessment ballot by the majority of homeowners back in February. As of June statements for HOA dues, owners have been billed for both special assessment payments. I'm thrilled to report that the project was completed on time and on budget.

The new court looks beautiful and—thanks to the hospitable weather—is already in use. If you see members of the Tennis Court Uplift Project Committee (Will Galway, Sherri Ehrlich, Doug Mantz, Cathy Nitschke, and Steve O'Leary) around the community or out on the court, please join me in thanking them for their time and hard work in seeing this project through from concept to completion.

The Board also discussed preparations for its annual budget meeting, which will take place on Saturday, Aug. 10th, at 9am at the clubhouse. Meeting info and an agenda will be e-mailed to owners in advance.

Importantly, our Master Association Annual Owners Meeting is set for Sept. 21st. We'll e-mail details and information about running for the Board later this summer. Whether you're new to Bears Crossing, "experienced," or anywhere in between, I encourage you to attend. We will invite Mount Snow's new general manager to discuss the upcoming ski season, and there will be opportunities to share feedback and suggestions to improve Bears Crossing, not to mention a great owners' party afterward.

Until then, enjoy the summer. I look forward to seeing you in September.



Save the Dates: 2024 Condo, SFH Association Annual Zoom Meetings

- Thursday, Aug. 15th, 5pm: Single Family Homes (SFH) Association
- Thursday, Aug. 22nd, 5pm: E/F Association (Brumm's Way 7, 8, 9, 10)
- Thursday, Aug. 29th, 5pm: C/D Association (Black Bear 5, 7, 8)
- Thursday, Sept. 5th, 5pm: A/B Association (Polar Bear North 5, 7, 9)
- Thursday, Sept. 12th, 5pm: 400/500 Association (Polar Bear North 2, 4)
- Thursday, Sept. 19th, 5pm: 100 Association (Polar Bear South 7)

New Tennis / Pickleball Court is Open for Play; Reservation System On the Way

Oh, what a difference three months makes! Thanks to the diligent work of Bears Crossings' Tennis Court Uplift Project Committee (Will Galway, Sherri Ehrlich, Doug Mantz, Cathy Nitschke, and Steve O'Leary), Property Manager George Friend, and numerous contractors who contributed to the project, the community's new asphalt tennis / pickleball facility is now open for use.

Here's what you need to know before you hit the court:

- The court is protected by a lock system. Owners and their guests can access it between 8am and 8pm by inputting their W&B Account number (the account number used to pay HOA dues) followed by the # sign. The clubhouse also has a new lock and it requires the same owner code for entry. *You will need to bring your own equipment.*
- The community will be implementing an online reservation system and app when the court is in use. The system will allow users to book court time and administrators to block out time for open play. A e-mail with instructions will be sent to all owners when the reservation system is in place. Until then, the court is available on a first-come, first-served basis. Please be courteous and share or limit court time if players are waiting.
- The asphalt court is lined for tennis, and two pickleball courts. Pickleball nets are on wheels and can be moved to the side when tennis is being played.



Members of the Tennis / Pickleball Uplift Committee are excited to introduce new players to the court through clinics and open play time. On Thursday, July 4th, they will host a free Intro to Pickleball Clinic from 10am to 12pm, followed by open play. For this session, several paddles and balls will be on hand for use by those who don't have gear. Plan to stop by! -AS



Find Dover Select Board meeting dates and agendas online at www.doververmont.com/meetings. If you have questions, please contact Eric Durocher directly at econdev@doververmont.com or 802-464-5100, ext. 4.

Coming Soon: Dover STR Registry Update

Owners who attended last fall's annual meeting will recall a presentation by Eric Durocher, Dover's Director of Economic Development. Durocher attended the meeting to discuss work by the Bi-Town Housing Rental Sub-Committee, a joint committee representing Dover and Wilmington, related to the management of area short-term rentals.

After many months of work and with substantial input from the public, Durocher reports that a Dover short-term rentals ordinance is in the final phase of preparation and is expected to be presented to the Select Board for approval this summer. The ordinance would require short-term rentals to have a permit issued by the town, and would establish a short-term rentals registry.

According to Durocher, this would mean completing a few simple steps via a registry interface, operated by Deckard Technologies. Steps are primarily focused on demonstrating fire safety, establishing a local contact, and posting emergency contacts within rental properties. Rentals owners would also be asked to pay the \$125 annual registry fee. Following approval by the Select Board, rentals owners will be contacted by mail with instructions on how to proceed. -AS