

THE BEARS NECESSITIES

The Quarterly Newsletter of Bears Crossing Community

Issue #12 / February 2026



BY AMY SYRACUSE, EDITOR

What are you doing next Saturday, Feb. 21st? The correct answer is: joining friends and family on the usually off-limits course at Charlie's Chase for Bears Crossing's annual Ski and Snowboard Race. This event has been a treasured community tradition for years... for good reason!

It's an opportunity not offered by most other Mount Snow area neighborhoods—yet another thing that sets us apart. Bears Crossing skiers and snowboarders of all ages and skill levels are welcome to try their hands (feet?) at the course's giant slalom set-up.

Whether you're in it for a fun, new experience or to push yourself to the limit and earn bragging rights on the MOOver, don't miss this chance to go for the gold. There's still time to send in your registration form and waiver. See page 2 for links and instructions. I hope to see you there.

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W&B Update: Enjoy the Snow

BY GEORGE FRIEND, PROPERTY MANAGER

President's Week is here. With incredible conditions at the mountain, it's been extremely busy at Bears Crossing. To keep things running smoothly, I want to share a few important reminders.

First, during the snowy winter, parking can be challenging. Please remember that not everyone who comes to visit Bears Crossing during this week knows or understands our parking rules. If you encounter a problem, call me so we can try to resolve the issue peacefully and quickly. Mistakes and miscommunications happen. I don't believe anyone intentionally tries to make things difficult for others. That being said, please review our [parking rules](#), share them with guests, and make sure they are aware of the Community's [overflow parking locations](#).

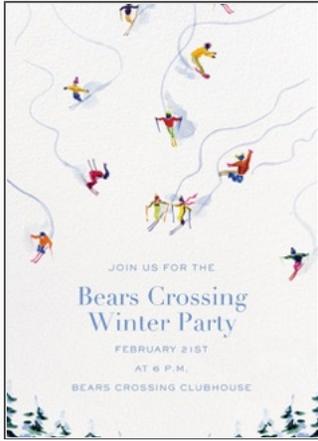
I also need to remind everyone to *break down boxes at the recycling container*. Breaking down cardboard is not something you get to do, it's something *you have to do* in order to ensure there's adequate space for all of our recyclables. Although we have plenty of signage at the waste disposal site, it's still the owner's responsibility to make sure house cleaners, renters, and guests know, understand, and follow Bears Crossing's rules and procedures. Note that we have cameras at the waste receptacles and owners will be fined in the event that trash or recycling from their property isn't handled correctly.

For single family homeowners, remember to keep an eye on your propane levels and ensure the path to your tank is clear so deliveries can be made. We've had colder than normal temperatures for longer periods of time this winter. Missing a delivery because the tank path wasn't clear could result in frozen pipes. If you need assistance getting your tank cleared, call W&B to arrange service. Be advised that the service will not be immediate, so don't wait until you're in an emergency situation. When you're away from Vermont, you can log into your [mySuperior Customer Portal](#) to check your tank's fuel levels and schedule deliveries.

In closing, we've been blessed with such a wonderful Vermont winter. The Ski Home Trail has been groomed every Friday. Snow removal has been chugging along flawlessly. The snow is deep and light. Life is good. Whether your time in Bears Crossing is spent curled up on the couch by the fireplace or out on the mountain, I hope you're able to relax, unwind, and enjoy the snow.



Everybody Wins at the Winter Owners' Party



After you've left it all out there on the race course (or even if you haven't), please come to the post-race Winter Owners' Party at the clubhouse at 6pm on Saturday, Feb. 21st. We'll announce top finishers there, but everybody wins with pizza, snacks, and an assortment of wine, beer, and soft drinks. Of course, there's also the chance to catch up with old friends and make new ones. Please sign up on our [Perfect Potluck sheet](#) so we know how many families to expect. Also, bring your favorite appetizer, side dish, or dessert to share. *Note that the clubhouse will be closed to the general public during this community event.* – AS

Local News: The Taxman Cometh

BY WILL GALWAY, BOARD MEMBER (BEARS DEN ROAD)

If you own a second home in Vermont—whether you rent it or simply use it privately—there are developments afoot that are worth monitoring. Lawmakers in Montpelier are actively discussing changes that could allow the state to tax all second homes at a higher education property tax rate than primary residences. [Vermont Senate Bill S.280](#) would create separate tax classifications for “non-homestead residential” and “non-homestead seasonal” properties and allow the Legislature to set a higher education tax rate on those categories.



While the exact rate would be set in future yield bills, discussion around the proposal has included education tax rates for second homes in the range of approximately \$2.00 per \$100 of assessed value, which could mean an increase of several thousand dollars per year on a typical second home depending on valuation and town adjustment factors. The proposal is not limited to short-term rentals; it would apply broadly to non-primary residences. Revenue generated from the higher rate would be directed into a new School Construction Aid Special Fund to support kindergarten through 12th grade school facility projects.

This proposal didn't come out of nowhere. Last year, the Legislature passed major education funding changes and the annual yield bill—including [H.491 \(Act 24\)](#)—which set current education tax rates and used one-time funds to soften what would have been a much larger increase. Broader education reform legislation also opened the door to revisiting how properties are classified for tax purposes, which is what makes S.280 possible today.

What can you do? Stay informed, contact state legislators, and consider submitting written testimony if S.280 advances in committee. For our area, reach out to State Representative Laura Sibilila at lsibilila@leg.state.vt.us or (802) 384-0233 and let her know your thoughts on the proposed property tax classification changes. Second homeowners aren't always organized as a bloc and lack the ability to vote locally, but individual voices absolutely matter in Vermont's citizen legislature. A short, respectful e-mail can carry real weight.



Off to the Races

Here's what you need to know for the Bears Crossing Ski and Snowboard Race on Saturday, Feb. 21st:

- You must submit a [registration form](#) and [race release](#) for each participant before race day. Owners are welcome to include their personal guests.
- The race takes place at Charlie's Chase from 9am and 1pm.
- Practice runs on both courses are permitted for the first few hours. At some cut-off time determined by Vail's “black coats,” runs will start to count for the race.
- Racers are allowed *ONE* timed run on each course, for a total of two runs. *TOTAL* time for the two runs will be your official reported time.
- We'll recognize winners in various categories, but the goal is to have fun! Top finishers will have their names added to plaques in the clubhouse.

Events Calendar

[Feb. 21 - Bears Crossing Ski & Snowboard Race and Winter Owners' Party](#)

[Feb. 28 to Mar. 1 - Women's Weekend at Mount Snow](#)

[Mar. 15 - Jack Jump Championship at Mount Snow](#)

[Mar. 20-22 - ReggaeFest at Mount Snow](#)

[Mar. 21- Sink or Skim at Mount Snow; Maple Festival & Craft Fair \(West Dover\)](#)

[Mar. 22 - Duct Tape Derby at Mount Snow](#)

[Mar. 27 - Vermont Craft Beer & Chili Stroll \(Wilmington\)](#)

[May 2 - Bears Crossing Board Meeting](#)

Check the [Bears Crossing HOA Facebook Group](#) for additional community outings. For events in the Deerfield Valley, visit the [Chamber of Commerce Calendar](#).

Notices

✓ Did you know that Bears Crossing has an Automated External Defibrillator (AED) available at the clubhouse, just to the right of the front door? For information about how to use this life-saving device, visit the [American Red Cross website](#).



✓ The walk-in Mountain Medical clinic at Mount Snow is permanently closed. Year-round walk-in care, including on-site tests and x-rays, is available at Southwestern Vermont Medical Center's [ExpressCare](#) in Bennington (802-440-4077). The hospital's Kendall Emergency Department is also open 24/7 for severe, life-threatening, or complex emergencies.

✓ Modifying or obstructing the Ski Home Trail is not permitted. Do not build ramps or jumps, or leave sleds or shovels on the trail. Obstacles may be dangerous to skiers or riders unaware of their presence.

✓ Bears Crossing owners are permitted one firewood restock after their initial delivery for the season has been exhausted. Restocks are the responsibility of the homeowner. Contact [George Friend](#) when you're ready so the firewood shed can be unlocked for you.

✓ Property Manager George Friend is on-site five days a week with days off on Sunday and Wednesday. If you need immediate assistance and George cannot be reached, call W&B at (802) 464-5749.

✓ It's almost time to do a "spring clean-up" on the Bears Crossing Directory on [W&B's owners' site](#). Please review your information. If changes are needed, e-mail info@wbmvt.com and grf@wbmvt.com.

On the Board: President's Report

BY DAVE STREETER, BOARD PRESIDENT (CUB RIDGE LANE)

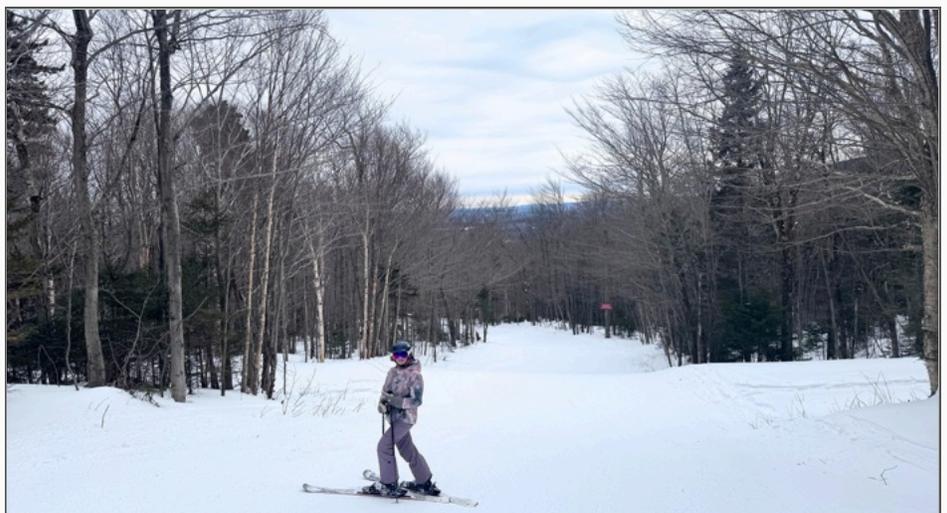
I hope you all had a wonderful holiday season and are settling into what has already been a very memorable winter here in Bears Crossing. Yes... we've seen some brutally cold temperatures in recent weeks but—*WOW*—has the skiing and riding been worth it!

The frigid temperatures have kept the snow in fantastic shape, and the mountain staff has taken full advantage with outstanding snowmaking and grooming. For those who regularly take our Ski Home Trail, I honestly can't remember it being this good in years. The trail has been smooth, consistent, and an absolute pleasure to ski or ride home. If you haven't yet checked it out, be sure to add it to your to-do list.

On Feb. 7th, the Bears Crossing Board of Directors took a break from the slopes to gather for its regular meeting. Meeting agendas and minutes can be found by logging into [W&B's owners' portal](#). I'm pleased to report that things are running smoothly in the Community thanks to diligent management by George Friend and W&B. Once the snow and ice thaw (but, hopefully, not *too* soon), you can look forward to spring clean-ups and needed maintenance projects to prepare for the summer season. The next Board meeting will take place on Saturday, May 2nd. Looking farther afield, please save the date for this year's Annual Owners' Meeting on Saturday, Sept. 26th.

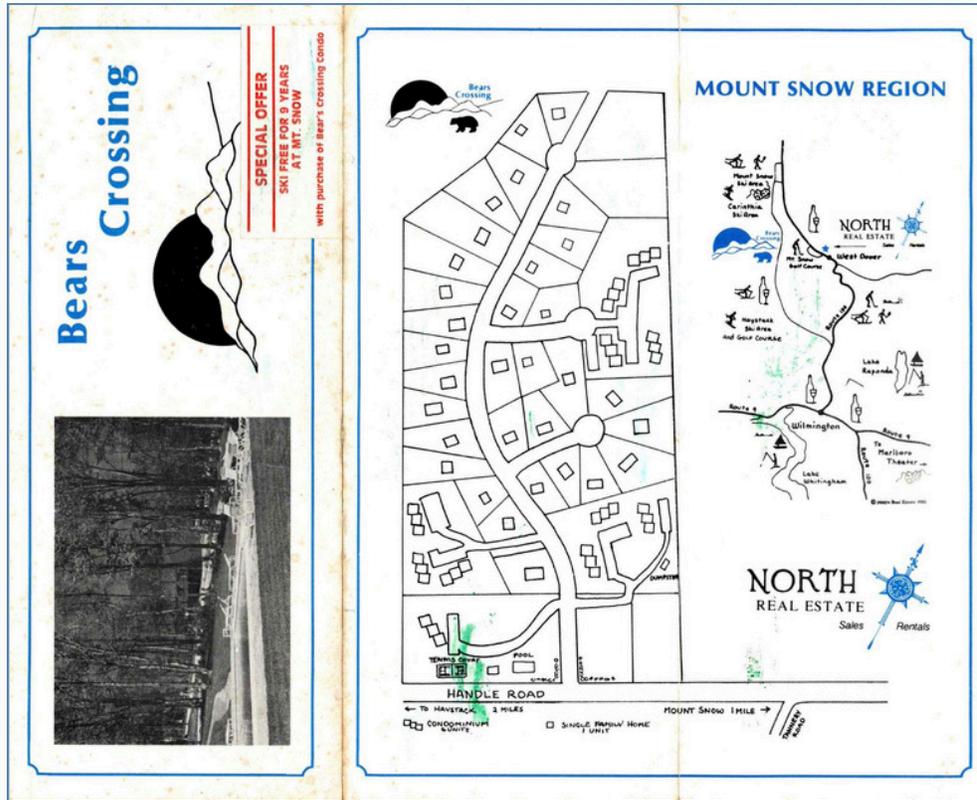
As you continue to enjoy this spectacular season, I want to encourage all owners to take care with securing your property when you're not in the Community. Follow cold weather best practices, like setting thermostats to 55 degrees, setting low-temperature alerts in your remote thermostat app, turning off the water at the shut-off valve, leaving the dishwasher door and cabinets under the sink ajar, etc. These simple measures can be remarkably effective in keeping your property safe when extreme weather strikes.

Until next time, stay warm, stay safe, and enjoy the rest of winter. It's shaping up to be one for the record books!



From the Archives: Original Bears Crossing Property Sales Brochure

Bob Stone, Bears Crossing Board member, Deerfield Valley realtor, and original Bears Crossing owner of 40 years, recently decided to clean out his files. Fortunately for all of us, Stone found a real treasure amongst his decades of clutter: *the original circa 1980s sales brochure for Bears Crossing Community!*

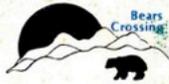


The brochure includes some wonderful vintage photos of Bears Crossing model homes and a map of the original Community layout—apparently, before the development of Bear Paw Left, Bear Paw Right, and the portion of Polar Bear North that abuts Handle Road.

Stone recalls falling in love with Bears Crossing. And, of course, the developers made an offer he couldn't refuse: \$110,000 for a newly built condo on Brumms Way, plus free skiing at Mount Snow for nine years, a \$5,000 bond paying six percent, and a complete furniture package. The Stones later sold their condo to the Wysota family (now single family home owners on Brumms Way) and bought their house on Bears Den Road.

Thanks to Bob for sharing this blast from the past with *The Bears Necessities*. Having so many long-time owners who can share the Community's history and traditions is one of the many qualities that makes Bears Crossing different and truly special. – AS

The Bears Necessities newsletter aims to bridge what Bears Crossing owners need to know with a light-hearted look at what makes our small corner of the Green Mountains so unique. Submissions and suggestions are welcome! Please e-mail Amy Syracuse with photos, article ideas, local tips, or trivia for use in an upcoming issue.



Bears Crossing is the only single family home and condominium development in the Mount Snow area.

Beautifully landscaped lots make enjoyable living at Bears Crossing all four seasons.

Located between the Mount Snow and Haystack Ski Areas with numerous cross country trails within a few miles. In the summer, there's the Mount Snow Country Club and Golf Course, tennis clubs, beautiful lakes and rivers, horseback riding, hiking and more!

Whether to buy or rent, Bears Crossing is the best value. Come see for yourselves why Mount Snow is a prime investment area.

SINGLE FAMILY HOMES



Three to five bedrooms, two to three baths, fireplaces, dishwasher, washer/dryer hook-up

Rustic channel pine interior, stained pine exterior, greenhouse kitchen windows, double glazed wood slider windows.



Approximately 1/2 acre lots landscaped with sod, large decks off living areas, entry shed with storage lockers, fully insulated.

NORTH REAL ESTATE
Sales Rentals

Box 8, West Dover, VT (802) 464-2196
TOLL FREE (800) 892-6500

Several models available please inquire for additional information.