

Christmas Mountain Campground

Membership Town Hall
May 10, 2025



Meeting Decorum

- We ask that all attendees remain respectful and courteous at all times.
- Please refrain from disruptive behavior, such as shouting and interrupting others.
- Please do not speak until called upon by the meeting chair.
- Out of respect for everyone's time, all attendees will be held to a three minute speaking cap.

2025 Projects

We are excited to update you on recent and upcoming projects on property and within the Campground:

- Pool furniture, tables, umbrellas and stands have all arrived!
- Clubhouse has been refurbished; the first full refurbishment since it opened in 1986.
- VersaCourt multi-court system installed which now allows for basketball, tennis, pickleball, foursquare and hopscotch.
- Siding replacement and continuation of deck replacements for cottages.
- Laundry equipment in the clubhouse and guest laundry cabin have all been replaced with commercial Speed Queen equipment.
- Clubhouse pool is scheduled to be resurfaced as the seam continues to have issues.
- Asphalt replacement project continues across the campus. We will be adding additional speed bumps to keep the speeds down across the RV park.
- Restroom partitions in Wilderness/Activities are scheduled to be replaced.
- Roof on guest laundry cabin will be replaced.
- We will continue to evaluate drainage issues in Phase 3 of the PRV section.

2025 Projects

Continuation of Property Wide Paving Project

- \$1,130,834 is budgeted for paving improvements in 2025 across the campus.
- Project is scheduled to begin mid-April and be completed mid-May.
- Majority of the Campground to include the RV sites will
- Blue is completed, Red is 2025 roads.



Campground Initiatives

Enforcement of Rules and Regulations

- Resort management continues to enforce new Rules and Regulations, adopted by the Board of Directors in April of 2023.
- The Board of Directors has engaged association legal counsel to draft communication pieces that will be utilized by resort management to address rule infractions, including the no rental policy.

Architectural Review Committee

- The Board of Directors has enacted an Architectural Review Committee (“ARC”) and has delegated them with the responsibility to review and provide recommendations on all applications for requested modifications or improvements to any Permanent RV Campsite.
- Members of the ARC include Stephanie Dowling (3-year term), Jim Rood (2-year term), Julie Walther (1-year term) as well as Tim Blaschke and Fabian Pal.
- The ARC meets every other month to review pending applications and provide recommendations the Campground and POA Board of Directors for final review.

PRV Delinquency

- The final phase of the collection efforts, to include sending accounts to an outside collection agency/attorney, is on-going.

PRV Length of Stay

- The original ruling allowed only eleven (11) individuals the ability to stay on property year-round. This right is non-transferrable and now only seven (7) of those owners remain. All others are prohibited from staying more than 180 days per calendar year.
- Not abiding by this rule puts CMV’s campground license in jeopardy.

Overflow Parking Reminder



Parking Regulations

- The speed limit for all vehicles will be 10 miles per hour or as posted.
- Parking is allowed only in designated areas. No parking on access roads, grassy areas or other restricted areas.
- Only two (2) vehicles (to include UTV/ATV) will be allowed per campsite. Vehicles are to be parked on your side or in your driveway and not extending into the roadway. A minimum of two wheels for each vehicle must be on the driveway. Golf carts are not subject to this rule.
- Any additional vehicles, boats, trailers and car dollies must be parked in the overflow parking lot located opposite of the registration building and must be registered with the front desk.
- Golf carts are permitted. They must be registered, and proof of insurance must be provided. Drivers must be 16 years of age or older and hold a valid driver's license.
- No vehicle or RV washing is allowed.

Overflow Parking Areas -

Question and Answer Session

The Board of Directors will take questions, one owner at a time. Each owner will be permitted one speaking opportunity, with a speaking time cap of three minutes.

Thank you for attending.

