

Blue Mountain POA

P.O. Box 114, Linden, VA 22642



A Mountain Home

Created in the late 1950's as a vacation community for Washington D.C. residents, Blue Mountain is now a mix of summer residents and year-round families. Blue Mountain is known for its scenic overlooks, seasonal wildflowers , trilliums and a peaceful mountain retreat.

2025 EDITION

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Emergency Contacts & Quick Reference

Fire, Medical, Police Emergency	911
Warren County Sheriff (Non-Emergency)	(540) 635-4128
Poison Control	1-800-222-1222
State Police	(804) 674-2936

Fire Departments

Linden Volunteer Fire Department Address: 4561 John Marshall Hwy, Linden, VA	(540) 636-3473
Front Royal Fire & Rescue Address: 221 N. Commerce Ave, Front Royal, VA	(540) 635-2540

Medical Services

Valley Health Warren Memorial Hospital Address: 351 Valley Health Way, Front Royal, VA	(540) 636-0300
Valley Health Urgent Care - Front Royal Address: 65 Riverton Commons Plaza, Front Royal, VA	(540) 635-0700

Utilities

Rappahannock Electric Cooperative	(540) 622-2001
Power Outages (24/7)	(800) 552-3904
Comcast/Xfinity	(855) 870-1311
Starlink	(866) 606-5103

Welcome to Blue Mountain

"A Community United by Natural Beauty and Shared Stewardship"

Blue Mountain Vista - Our Home in the Blue Ridge

Dear Neighbor,

Welcome to the Blue Mountain Property Owners Association (BMPOA) and the Blue Mountain Sanitary District. Whether you're a new resident, a longtime property owner, or considering joining our community, this booklet serves as your comprehensive guide to life on Blue Mountain.

Our mountain community is special. Created in the late 1950s as a vacation retreat for Washington D.C. area residents, Blue Mountain has evolved into a unique blend of weekend retreats and year-round homes. We are bound together not just by property lines, but by our shared appreciation for the natural beauty that surrounds us and our commitment to preserving it for future generations.

What Makes Blue Mountain Unique

- **Natural Beauty:** From our famous trillium blooms to scenic mountain vistas, we live in one of Virginia's most beautiful settings
- **Community Spirit:** Our volunteer-run association brings neighbors together through social events, shared amenities, and mutual support
- **Environmental Stewardship:** We're a certified FireWise Community committed to forest health and wildfire prevention
- **Rich History:** Over six decades of stories, traditions, and careful development have shaped our community

Your Role in Our Community

As a property owner, you're not just a resident—you're a steward of this special place. Your participation in community events, adherence to our covenants, and support of association initiatives help maintain the character and value of Blue Mountain. For additional information on the covenants and bylaws please refer to the [bmpoa.org](https://www.bmpoa.org) website

This Booklet

This guide contains essential information about:

- Emergency contacts and services
- Community rules and building requirements
- Amenities
- Safety guidelines for living with wildlife
- Social activities and volunteer opportunities
- Natural resources and conservation efforts

Getting Involved

We encourage you to:

- Attend board meetings (second Monday of each month - 6 pm at the Lodge located at 540 Cliff Rd)
- Attend the annual meeting and Potluck (held the 3rd Sunday in August at The Lodge)
- Join Blue Mountain Facebook groups for community updates (NOTE: The BluemountainPOA FB group is NOT BOARD SPONSORED and an unofficial means of communication)
- Participate in social events and work days
- Volunteer for committees that interest you
- Share your skills and ideas with the board

Thank you for being part of Blue Mountain. Together, we maintain not just properties, but a way of life that celebrates nature, community, and the simple pleasure of mountain living.

Contact Us

Blue Mountain Property Owners Association

BMPOA , P.O. Box 114, Linden, VA 22642

Website: bmpoa.org

About Our Organization

The Blue Mountain Property Owners Association exists to maintain and enhance our mountain community through responsible governance, environmental stewardship, and fostering connections among neighbors while preserving the natural beauty and peaceful character that makes Blue Mountain special.

What is Blue Mountain?

Blue Mountain is both a Sanitary District and a Property Owners Association (BMPOA). The POA in agreement with Warren County is a court established Sanitary District. The county turns over the collected BMSD taxes to the BMPOA to pay for maintaining all 15 miles of private roads, all snow plowing, and all recreation area maintenance, liability insurance, etc. The BMPOA accounts for the expenditure of those tax revenues to Warren County. The only roads with Blue Mountain POA that are "state maintained" are Blue Mountain Rd. and Freezeland Rd.

Blue Mountain POA predates ***The Virginia Property Owner's Act (established 1959)*** and is not subject to the act; therefore, a "homeowner's packet" is not required to be provided by the BMPOA. However, protective covenants and bylaws apply. You can download these documents from our web site at www.bmpoa.org

Our Community Values



Environmental Stewardship

- Protecting native plants and wildlife
- Maintaining forest health through FireWise practices
- Preserving water quality and natural resources



Community Connection

- Regular social events and gatherings
- Volunteer opportunities
- Neighbor helping neighbor tradition



Responsible Development

- Thoughtful architectural guidelines
- Preservation of mountain views and natural beauty



Safety and Security

- FireWise Community certification
- Emergency preparedness planning

Amenities and Services

- The Lodge (community center)
- Deer Lake recreational area
- Maintained roads
- Snow removal services
- Wildlife viewing areas
- Community events and social activities

Governance

Our community is governed by an elected Board of Directors who serve as volunteers. The board meets monthly (second Monday at 6PM at The Lodge) and all property owners are welcome to attend. Key responsibilities include:

- Managing community finances
- Maintaining infrastructure
- Planning community events
- Coordinating with Warren County officials

The Blue Mountain Property Owner's Association (BMPOA) administers this deed-restricted community. All property owners become members at settlement. Though not subject to The Virginia Property Owner's Act, protective covenants and bylaws apply and should be provided to buyers. Download documents at www.bmpoa.org

Architectural Review Process

Review Process Steps:

1. Submit application with plans
2. Allow 30 days for review
3. Obtain written approval before starting work
4. Complete work within approved timeframe
5. Request final inspection when complete

Pre-Construction Requirements

- Notify the Architectural Review Committee (ARC) Chairman before applying for Warren County building permits or zoning variances.
- This applies to applications made by owners or their contractors/agents.
- County permits do not replace the need for Association approval.
- Submit requests in writing with return receipt requested.

Review Timeline:

- Within 30 days of receipt, the ARC Chairman will provide written notification of:
 - Approval
 - Disapproval with reasons, or
 - Request for additional information
- If no response within 30 days, request is deemed approved.
- After receiving additional information, ARC has 30 days to respond.
- If no response within this period, request is deemed approved.

Questions

- Submit via 'Send a Message' link in the 'Contact Us' section on the Homeowners webpage bmpoa.org
- Include your name, email, and property address.
- Contractors must include property owner information in all communications.

Important Legal Notice

- This is a summary only. Consult complete documents at bmpoa.org
- When in doubt, contact the board before proceeding.

Board Officers and Directors

Your elected volunteer leadership team

Current Board of Directors

The Blue Mountain Sanitary District is governed by a 9 member Board of Directors elected by property owners to serve two-year terms. Board positions include:

POSITION	RESPONSIBILITIES
President	Chief executive officer, presides at meetings
Vice President 1st VP 2nd VP	Assists president, serves in absence
Secretary	Records minutes, maintains records
Treasurer	Manages finances, presents reports
Director at Large (4)	General board duties

Note

For current board member names and contact information, please visit bmpoa.org

Board Meetings

- **When:** Second Monday of each month at 6 PM
- **Where:** The Lodge (unless otherwise posted)
- **Open to:** All property owners
- **Agenda:** Posted 48 hours in advance
- **Minutes and all Financial reports:** Available on website

Committees

Architectural Review Committee (ARC)

- Reviews all construction and modification requests
- Ensures compliance with architectural guidelines
- Conducts property inspections
- Makes recommendations to the board

Roads Committee

- Monitors road conditions
- Prioritizes maintenance and repairs
- Coordinates snow removal
- Reviews contractor bids

Public Safety Committee

- Safety and security of property owners.

Social Committee

- Plans community events and gatherings and coordinates holiday celebrations

Recreation Committee

- Management of the recreational areas and assists in the coordination of property maintenance and clean-up
 - Deer Lake Recreation Area Sub Committee
 - Deer Lake Operations

Membership Committee

Welcomes residents to the community and provides a "Welcome Packet" about BMPOA

Legislative and Public Relations Committee

- Monitors all proposed national, state and local legislation, which may affect the Subdivision or its environs.

Arbitration Committee

- Manages appeals by property owners to cited violations of the Protective Covenants, Conditions and Restrictions.



Covenants Enforcement Committee

- Manages the compliance to the Protective Covenants, Conditions and Restrictions.

Bylaw Review/Modernization Committee

Nominating Committee

The Committee shall nominate for election at each annual meeting candidates to fill expiring terms of Officers and Directors of the Board as well as those of the Nominating Committee. The Committee shall also nominate two or more Members-at-Large of the next Nominating Committee to serve a term of two years

Fire Safety & FireWise Community

FIRE EMERGENCY: CALL 911

Blue Mountain is a Certified FireWise Community

Since achieving FireWise certification, our community has been recognized for proactive wildfire prevention and preparedness. This certification requires ongoing commitment from all property owners.



Warren County Fire and Rescue

Call WCFR at [\(540\) 636-3830](tel:5406363830) and they will schedule a **FREE** smoke alarm inspection appointment and install them as needed. Warren County Fire and Rescue (WCFR), in partnership with the American Red Cross, will **provide and install smoke alarms for all Warren County residents for FREE!!**

A Quick Summary of the Evacuation Process

- 1

Official Decision

Public Safety Personnel will decide if an evacuation is needed.
- 2

Evacuation Order

Any official evacuation will be ordered by zones. It is unlikely the entire subdivision will need to be evacuated at the same time.
- 3

Law Enforcement Guidance

Law enforcement agencies typically enforce the evacuation order.
Follow their directions promptly and exactly.
- 4

Early Evacuation

There is no need to wait for official notices. Evacuate if for any reason you feel the need to do so. The earlier the better for all concerned.

Blue Mt. Subdivision, List of Roads Within Each Evacuation Zone		
	Roads	Primary Evacuation Routes
ZONE 1	FAR VIEW, SHADY TREE, BLACK WALNUT BLUE MOUNTAIN RD, DOGWOOD BLOSSOM LITTLE INDIAN, LONESOME PINE, WOODCHUCK HAWK HILL, LOST CREEK MOONSHINER, OLD SAWMILL	To Blue Mt Rd, then as directed To Blue Mt Rd, then as directed To Blue Mt Rd, then as directed Old Sawmill to Blue Mt Rd, then as directed Old Sawmill to Blue Mt Rd, then as directed
ZONE 2	BLOOD ROOT, FERN TRAIL, JASPER MOCKINGBIRD, SPRING HILL, MOSSY ROCK PEE WEE ROCKY BOULDER, ROCK SPRING INDIAN PIPES, PARADISE, WOODHAVEN	Old Sawmill to Blue Mt Rd, then as directed Spring Hill to Blue Mt Rd to Freezeland Uphill to Blue Mt Rd, L to Freezeland Uphill to Firetrail, R to Freezeland Fire Trail, R to Freezeland
ZONE 3	BLUE MOUNTAIN RD CHIPMUNK TRAIL CLIFF HENRY, OLD DOMINION TRILLIUM TRAIL	Uphill on Blue Mt Rd to Freezeland Cliff to Blue Mt Rd, R to Freezeland Down to Blue Mt Rd, R to Freezeland Down to cliff, R to Blue Mt Rd, R to Freezeland Up to Blue Mt Rd, R to Freezeland
ZONE 4	ALLEGHENY, HIDEAWAY, OLD BEACON, PEACEFUL, FREEZELAND RD	Freezeland Rd to Linden Freezeland Rd to Linden
ZONE 5	BLUE MOUNTAIN RD, OLD LINDEN SCARLET Tanager, WOODPECKER	Uphill or downhill as directed To Blue Mt. Rd, then as directed
ZONE 6	BUCK, CHIPMUNK, CLIFF, CRESTHILL, HENRY WILD CHERRY, INDIAN LOOKOUT, OLD LOG RED ROBIN, ROCK MOUNT, SOURCE, TRANQUIL FREEZELAND	Toward Freezeland via Cresthill, Old Log, " " "
ZONE 7	CRICKETS, HICKORY NUT, MAY APPLE FREEZELAND MT ORIOLE, SQUAW PATH, WARBLER WOODLARK, WOODTHRUSH, TOMAHAWK	Use Tomahawk or Woodthrush to Freezeland Rd Towards Linden "

Communication Channels

All evacuation orders, zones, and updates will be announced by:

- FM radio WZRV The River 95.3
- AM radio WFTR 1450
- Loudspeakers on emergency vehicles
- A "Smart 911" phone call (Signup at Smart911.com)
- Internet social media of which you are a member

Fire Safety Guidelines for Blue Mountain POA

Follow these critical guidelines to ensure the safety of our community during fire emergencies.

Evacuation Routes & Road Guidelines

Identify and be familiar with, in advance, our two evacuation routes.

1. Blue Mountain Rd. down the mountain to Howellsville Rd and beyond
 2. Freezeland Rd. south to Linden and beyond
- Avoid using Fire Trail northward
 - Avoid old Old Linden Rd southward
 - Do not enter Deer Lake Recreation Areas or its roads (fire truck and possibly helicopters will be refilling water tanks from the lake)
 - Be familiar with all internal roads out of your zone
 - Use paved state roads Blue Mountain Rd. and Freezeland Rd.

Emergency Response Instructions

- Yield to emergency equipment and firefighters
- Back into the nearest driveway to let firefighters through
- Do not drive over fire hoses
- Follow Public Service Officers' directions
- Communicate with firefighters if hoses block your evacuation route

Outdoor Burning Restrictions

NO OUTDOOR BURNING ALLOWED AT ANYTIME WITHIN BLUE MOUNTAIN POA !!!

- Burning leaves or debris is prohibited
- No campfires allowed
- No burn barrels
- No open flames
- All fireworks are PROHIBITED in Blue Mountain POA!

WARREN COUNTY CODE 92.2B

[Outdoor burning prohibited in designated locations.](#)

Except as hereinafter provided, all open burning is prohibited in the following designated areas of Warren County, which, in the opinion of the Board of Supervisors, are so heavily populated as to make such burning dangerous to the inhabitants thereof or their property:

[B.](#)

Within the boundary lines of all sections of Blue Mountain Subdivision, as shown on Warren County Tax Maps 15A; 16A; 24A, Sheets 1 and 2; 24B, Sheets 1 and 2; and 24D.

[Added 11-16-2004]

Bear Safety in Blue Mountain

Black bears are native residents of the Blue Ridge Mountains and an important part of our forest ecosystem. While bear encounters are relatively rare, understanding bear behavior and taking proper precautions helps ensure the safety of both residents and wildlife. Following these guidelines helps maintain the natural balance that makes Blue Mountain special.

Understanding Black Bear Behavior



Natural Behavior & Habitat

- **Omnivorous Diet:** Bears eat berries, nuts, insects, small animals, and vegetation
- **Excellent Senses:** Bears have exceptional hearing and smell (7 times better than bloodhounds)
- **Typically Shy:** Bears naturally avoid humans and prefer undisturbed forest areas

Seasonal Activity

- **Spring:** Bears emerge hungry from dens; mothers with cubs are protective
- **Summer:** Bears focus on berries and insects; most active at dawn/dusk
- **Fall:** Hyperphagia period with aggressive food-seeking
- **Winter:** Hibernation in dens; minimal activity

Bear-Proofing Your Property



Secure Your Garbage

- Use bear-resistant garbage containers or store in garage/shed
- Put garbage out only on collection day morning
- Clean containers regularly to eliminate odors

Remove Attractants

- Store pet food indoors in sealed containers
- Clean outdoor grills after each use
- Harvest fruits and vegetables promptly

Property Security

- **Motion-Activated Lights:** Install around garbage areas and entry points
- **Secure Openings:** Ensure all doors and windows can be securely closed
- **Remove Cover:** Clear brush near homes to reduce hiding spots

If You Encounter a Bear



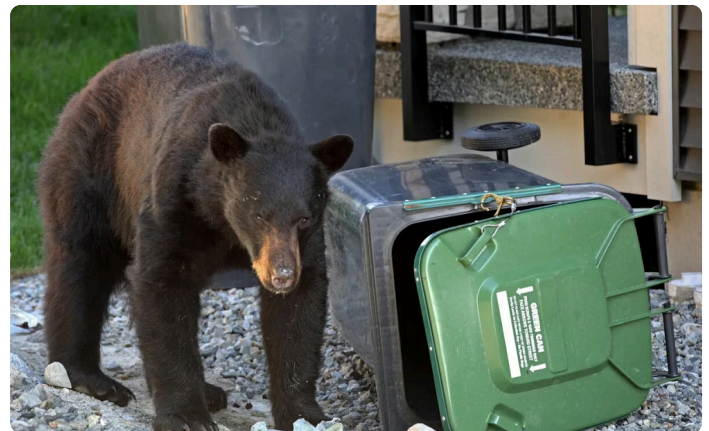
Safe Response

- Stay calm and avoid sudden movements
- Back away slowly, giving the bear space
- Speak calmly in normal tones
- Appear large by raising arms or jacket

What Not To Do

- Don't run - bears can run 30+ mph
- Don't turn your back - keep bear in sight
- Don't feed or approach the bear
- Don't climb trees - bears are excellent climbers

Bear Deterrents & Tools



Recommended Deterrents

- **Bear Spray:** Most effective non-lethal deterrent
- **Air Horns:** Loud noise can scare bears away
- **Motion Lights:** Automatic lighting deters nighttime visits

Property Protection

- **Bear-Resistant Containers:** **BEAR PROOF GARBAGE CANS REQUIRED!!**
- **Remove bird feeders during bird season** - Some residents take their feeders out at dusk during the Spring/Summer months and put out during the day.

Warren County Convenience Sites

Warren County offers five citizen' locations throughout the County to dispose of household waste and recycle. Recycling centers are available at all locations with the exception of the Shenandoah Farms Compactor site.

WARREN COUNTY COLLECTION SITES – WASTE/RECYCLE GUIDANCE					
	T.Station/ Bentonville	340 South Rockledge	522 Park n Ride	Linden	Shenandoah Farms
Newspaper	X	X	X	X	
Cardboard	X	X	X	X	
Mixed Paper	X	X	X	X	
Aluminum/Metal Cans	X	X	X	X	
Glass All Colors	X	X	X	X	
Scrap Metal <i>(one gallon or less)</i>	X	X	X	X	
Antifreeze <i>(one gallon or less)</i>	X	X	X	X	X
Paint Cans - Latex <i>(one gallon or less)</i>	X	X	X	X	X
Motor Oil	X	X	X	X	X
Tires <i>(see fee)</i>	X				
Freon Bearing - Dehumidifiers, A/C units, Refrigerators	X				
Appliances/White Goods	X				
Yard Waste	X				
Plastics - #1 through #7 <i>(no foam)</i>	X	X	X	X	
Batteries	X	X	X	X	X
Stumps	X				
Computers	X				
Furniture****	X				
Construction/Demolition Debris**** <i>(see fee)</i>	X				
House hold Bagged Trash	X	X	X	X	X
LP Gas Cylinders - less than 20 gallon	X				



Hours of Operation

Monday: 7 am to 7 pm

Tuesday: 7 am to 7 pm

Wednesday: Closed

Thursday: 7 am to 7 pm

Friday: 7 am to 7 pm

Saturday: 7 am to 7 pm

Sunday: noon to 7 pm

Closed: Thanksgiving and
Christmas day

The two locations closest to BMPOA

- **Linden: 2664 Dismal Hollow Road, Linden:** Located 3/10 of a mile from the junction of Routes I-66 and 55 East on Route 647 across from the Park and Ride facility
- **Shenandoah Farms: 47 Blue Mountain Road, Front Royal:** Located at the corner of Blue Mountain Road and Howellsville Road

Bagged household waste may be disposed of at all locations, while large, bulky items other than scrap metal must be taken directly to the **Bentonville Site: 232 Shangri-La Road, Bentonville**



PRIVATE COMPANIES provide regular pickup service to Blue Mountain residents:

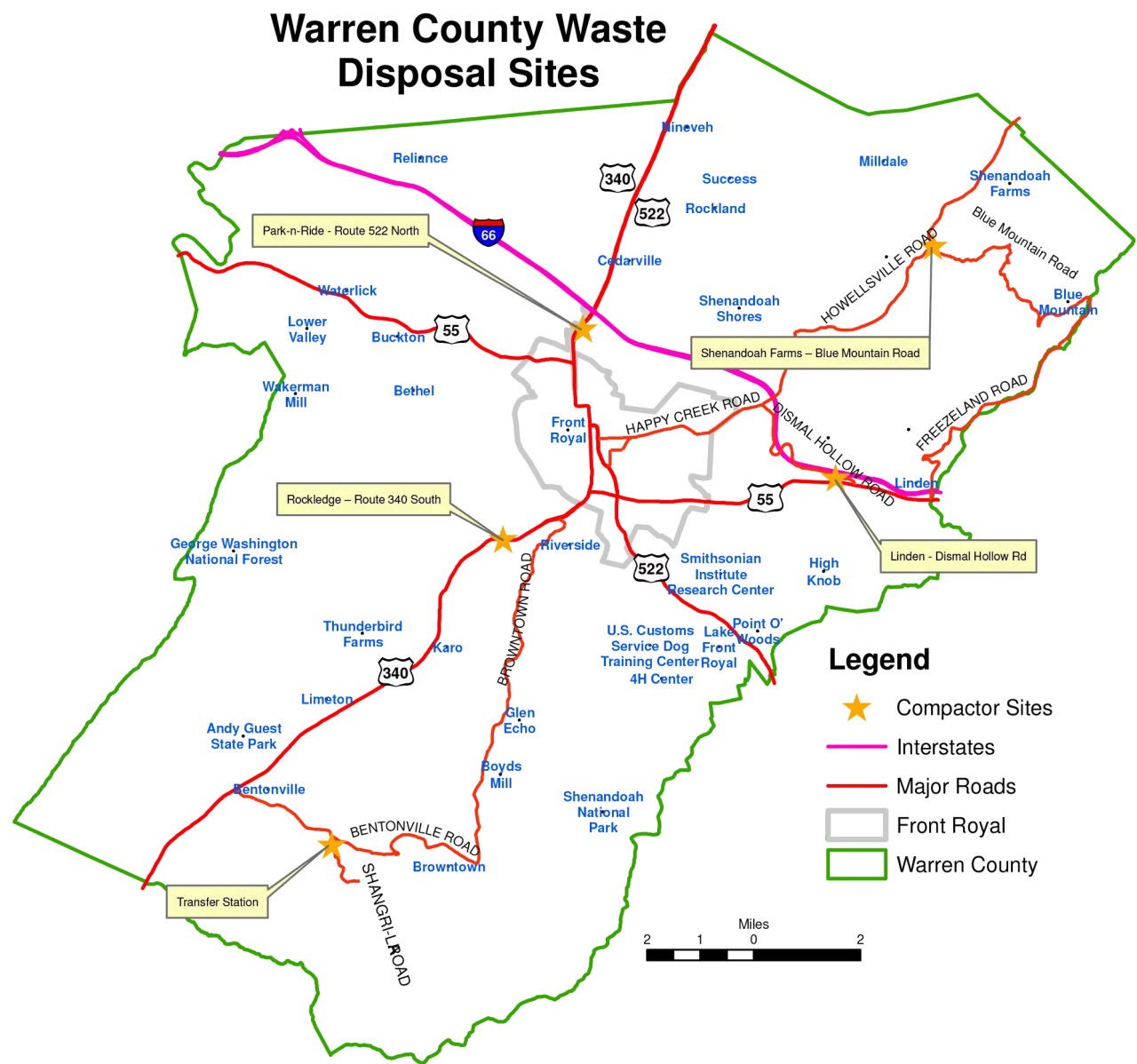
Freedom Disposal Services Phone: 540-631-3467 Service Area: Northern Shenandoah Valley Services: Weekly/bi-weekly pickup, recycling Notes: Local company, competitive rates

Skyline Trash Service (STS) Phone: 540-974-9418 Service Area: Warren County and surrounding areas Services: Residential and commercial pickup Notes: Established local provider

Additional Options: Check with neighbors for recommendations or search online for other local haulers. Many residents find shared services cost-effective.

DO NOT LEAVE TRASH CANS OUT OVERNIGHT OR EMPTY CONTAINERS BY THE SIDE OF THE ROAD!

Waste Management Services



Warren County Convenience Sites & Bentonville Transfer Station Locations

Utilities & Infrastructure

ELECTRIC SERVICE



RAPPAHANNOCK ELECTRIC COOPERATIVE - A member owned utility that provides electric service to nearly 182,000 connections in portions of 22 Virginia counties from the Blue Ridge to the tidal waters of the Chesapeake Bay. Download the app to set up your account and report outages!

Phone:	1-800-552-3904
Website:	Myrec.coop
Emergency Outages:	1-800-552-3904
Services:	Residential and commercial electric service
Online Account:	Bill payment, usage tracking, outage reporting

PROPANE SERVICE

Propane is commonly used for heating, hot water, cooking, and backup generators:

Major Providers

- **Freedom Ag and Energy** (540) 869-3132
- **Holtzman** (540)-465-9200
- **Amerigas:** 1-(800)-237-1320
- **Elite Power and Energy** (703)-339-2800
- **Griffith Energy Services** (888)474-3391

Installation Notes

- Above-ground tanks must be screened from road view
- Underground tanks available for aesthetic preference
- Tank placement requires BMPOA approval (see Construction Requirements, page 9)
- Safety clearances from buildings required

The Lodge

Community Heart of Blue Mountain

The Blue Mountain Lodge serves as our community's central gathering place, hosting everything from board meetings and social events to private celebrations. This beautiful facility reflects our commitment to fostering community connections while preserving the natural character that makes Blue Mountain special.

The Breathtaking view over the Shenandoah Valley



If you are looking for a beautiful location for your wedding, family reunion, or business retreat, consider hosting your event at Blue Mountain Lodge. Located high on a cliff in Virginia's enchanting Blue Ridge.



The Blue Mountain Lodge - Our gathering place

Lodge Location & Facility Details

Address: 540 Cliff Road, Linden, VA 22642

Contact information: Morgan Fox-Elder @ bmpoa.org/lodge or send us an email to bluemountainlodgebooking@gmail.com

Accessibility: Ground-level access, wheelchair accessible

Tables & Chairs: Available for events

Reservations: The Lodge books up quickly as a popular Wedding Venue so always check the reservations calendar on bmpoa.org/lodge

General Rules: Events must end by 10PM on weekdays, 11PM on weekends.

Kitchen: Refrigerator and freezer

Serving Area: Pass-through window to main hall

Restrooms: Men's and women's facilities

Deer Lake

Your Private Mountain Lake Retreat

Location: 22 Little Indian Road (located off Old Linden Road)

Deer Lake serves as Blue Mountain's crown jewel recreation area, offering our community a pristine mountain lake experience exclusively for BMPOA members and their guests. This beautiful facility provides swimming, fishing, kayaking, and peaceful relaxation in a secure, well-maintained environment.



Deer Lake- Blue Mountain's Private Recreation Area

Water Activities

- **Swimming:** No lifeguard on duty—swim at your own risk; parents supervise children
- **Kayaking:** Perfect for small watercraft; peaceful mountain lake setting
- **Fishing:** Virginia fishing license required; no fishing from beach
- **Floating:** Relaxing on the large floating dock

Private Property Access

- **Exclusive Use:** Deer Lake is private property for BMPOA members, their renters, and guests; not open to the public
- **Pass Requirement:** Blue Mountain Recreational Area Pass required for all users; two passes issued per property annually
- **Security Verification:** Passes verified against property roster; unauthorized visitors may be asked to leave or reported for trespassing

Pass Information & Procedures

- **Annual Distribution:** Passes issued annually via mail in May along with the newsletter to the address maintained by the county for taxes
- **Guest Policy:** Under-18 *guests* must be accompanied by a homeowner ; Residents 16 years of age can be unaccompanied ; renters must obtain passes through homeowner (mailed to property owners address on file with Warren County)
- **Pass Limits:** Two passes per property (no additional passes)

LAKE ACTIVITIES AND SAFETY

IMPORTANT SAFETY INFORMATION

- **No Lifeguard:** Swimming and water activities are at your own risk; parents and guardians are responsible for supervising children at all times
- **Life Preservers:** Available for emergencies only—not toys; misuse by children may result in guardians being asked to leave
- **Emergency Protocol:** Report accidents or emergencies immediately to security guard (if present) and call 9-1-1 if needed

Pet Policy

Seasonal Restrictions

- **Weekends/Holidays (Memorial Day–Labor Day):** No dogs allowed
- **Weekdays (Mon–Fri):** Dogs allowed near dam but not on the dock
- **Leash Requirement:** All dogs must be leashed at all times except when swimming in designated areas near the dam
- **Cleanup:** Owners must clean up after pets immediately

Prohibited Activities

- **Alcohol & Minors:** No underage drinking in recreation areas
- **Fishing Restrictions:** No fishing from beach at any time
- **Noise Policy:** No loud music or disruptive behavior on beach or dock
- **Vehicle Restrictions:** No unlicensed vehicles (ATVs, dirt bikes) on BMPOA roads or common areas
- **Dam Access:** No driving/parking on dam (Virginia law)

Security & Management

Security guard on duty during peak season (Memorial Day–Labor Day)

- Verifies pass holders against property roster
- Enforces lake rules and maintain safety
- Prevents unauthorized public access
- Ensures safe, family-friendly environment

Property Protection:

Association Property: BMPOA signs and picnic tables are property of the association; tampering or vandalism will be reported to law enforcement. Report any maintenance issues , or property damage to [bmpoa.org](mailto:info@bmpoa.org) via email

SOCIAL EVENTS

Stay connected

The BMPOA sponsors four quarterly events per year for residents, planned by the Social Committee. These events are a great way to connect with neighbors and enjoy our community.

Other Events - In addition to the quarterly events, other activities are held throughout the year, including Yoga at the Lodge and community clean up days

Stay Informed! Event announcements are posted on the BMPOA website

Get Involved! If you have questions or want to help plan upcoming events, please reach out to Mackenzie Williams, Social Committee Chair at mll2294@me.com

1

Winter Event

Holiday gathering (cookie exchange)

2

Spring Event

"Spring Bash" at the Lodge (live music) including Easter Egg hunt for the kids

3

Summer Event

Gathering at Deer Lake Beach for picnicking, swimming and feasting

4

Autumn Event

Fall Gala at the Lodge (live music), costumes and kid events during the day



SUPPORT OUR LOCAL FARM STANDS AND GROCERY

THE GIVING TREE 13485 John Marshall Hwy. Linden, VA 22642

Family Business specializing in produce grown in the Shenandoah Valley. They have fresh eggs, pasture raised beef, pork, chicken and goat. They offer local Virginia honey, granola, BBQ crackers, Trickling Springs Creamery non gmo, grassfed dairy line of milk, butter, cheese, yogurt and ice cream. They also sell, flowers, shrubs, trees and herbs in the springtime, seasonal fruit and vegetable throughout the summer, apples, cider and pumpkins for the Fall and Christmas trees and wreaths in December.



THE MONTEREY SERVICE STATION

6087 John Marshall Hwy Linden, VA 22642

Charming convenience store stocked with snacks, beverages, and everyday essentials. Whether you're a local resident or a passing traveler, Monterey Service Station is a convenient stop for all your on-the-go needs. From freshly brewed coffee, ice, beer/wine and a selection of grab-and-go meals, this is a great spot to grab any last minute items you may need before heading back up the mountain.

SHENANDOAH FARMS GROCERY 3 Blue Mountain Rd Apt 2, Front Royal, VA 22630

From essentials like milk and bread to unique items like local snacks and hunting supplies, Shenandoah Farms offers a thoughtfully curated selection. Customers appreciate the balance of quality and affordability, as well as the commitment to safety during these challenging times. Here, every visit feels like coming home, making it a cherished local gem.

Plant Ridge & Valley Natives

Why Native Plants Matter

Environmental Benefits: Native plants provide critical ecosystem services that non-native species cannot match. They stabilize soil and improve water quality by reducing erosion and runoff, making them essential for protecting our mountain environment.

Wildlife Support: Native plants provide habitat and food for pollinators including bees and butterflies, as well as wildlife such as birds and small mammals. They form the foundation of healthy ecosystem food webs.

Climate Benefits : Native species sequester more CO₂ than non-native species, helping with climate mitigation efforts while enhancing biodiversity and ecosystem resilience in the Ridge & Valley region.



Virginia Bluebells - A Native Spring Beauty

Where to Buy Native Plants

Local Nurseries

- **Seven Bends Nursery** Berryville, VA (sevenbends.org)
- **Yellow House Natives** Berryville (via VA Native Plant Society: vaplantatlas.org)

Online Resources

- **Virginia Plant Atlas** vaplantatlas.org (distribution maps, seed sources)
- **Plant Virginia Natives** plantvirginiannatives.org (download "Plant Ridge & Valley Natives" PDF)

Recommended Native Species

- **Perennials & Ground Cover**

Spring Bloomers	Summer & Fall Bloomers
Bloodroot (<i>Sanguinaria canadensis</i>)	Wild Bee Balm (<i>Monarda fistulosa</i>)
Wild Geranium (<i>Geranium maculatum</i>)	Milkweed (<i>Asclepias</i> spp.)
Trillium (<i>Trillium grandiflorum</i>) Dutchman's Breeches (<i>Dicentra cucullaria</i>) Foam Flower (<i>Tiarella cordifolia</i>) Wild Ginger (<i>Asarum canadense</i>)	Narrow-Leaf Mountain Mint (<i>Pycnanthemum tenuifolium</i>) Lavender (<i>Lavandula angustifolia</i>) – locally adapted cultivar

Vines

- **Coral Honeysuckle** (*Lonicera sempervirens*) – Native alternative to invasive honeysuckle

Shrubs

- **Oak Leaf Hydrangea** (*Hydrangea quercifolia*) Beautiful fall color
- **Shrubby St. John's Wort** (*Hypericum prolificum*) Yellow summer blooms

Trees

Large Trees	Small Trees & Understory
Black Gum (<i>Nyssa sylvatica</i>)	American Holly (<i>Ilex opaca</i>)
Cucumber Magnolia (<i>acuminata</i>)	Flowering Dogwood (<i>Cornus florida</i>)
Serviceberry (<i>Amelanchier arborea</i>)	
Sycamore (<i>Platanus occidentalis</i>) Tulip Poplar (<i>Liriodendron tulipifera</i>) Umbrella Magnolia (<i>Magnolia tripetala</i>)	Eastern Red Cedar (<i>Juniperus virginiana</i>) Pawpaw (<i>Asimina triloba</i>) Sassafras (<i>Sassafras albidum</i>) Witch Hazel (<i>Hamamelis virginiana</i>)

Deer resistant plants:

- **Ferns, Grasses, and Sedges** - most are unpalatable to deer .
- **Wildflowers**
- **Shrubs** - Arrowwood viburnum, Buttonbush, Chokeberry, Mountain laurel, Silky dogwood, Winterberry
- **Trees** - American holly, Black gum, Cucumber Magnolia, Dogwood, serviceberry, Eastern red cedar, Paul Paul, Sassafras, Sycamore, Tulip Poplar, Umbrella Magnolia
- **Vines** - Dutchman's Pipe , Virginia Creeper, Virgins Bauer

Getting Started with Native Plants

Start Small: Begin with a few native plants in areas where you want to reduce maintenance. Native plants are generally more drought-tolerant and require less fertilizer once established.

Consider Your Site: Match plants to your specific conditions (sun, shade, wet, dry). Native plants are adapted to local conditions but still need appropriate placement to thrive.

Plan for Seasons: Choose a mix of plants that provide interest throughout the year – spring flowers, summer blooms, fall color, and winter structure.

Support Wildlife: Include plants that provide nectar for pollinators, seeds for birds, and host plants for butterfly caterpillars. Native plants support 35 times more butterfly and moth species than non-native plants.

FENCING: If you want to put a fence around your garden please be sure to get approval by ARC and follow the guidelines outlined on the BMPOA.org we

Trilliums

Linden, Va and the surrounding G. Thompson Wildlife Management Area hosts an estimated 18 million GreatWhite Trilliums (*Trillium grandiflorum*) within a two-square mile area. Peak bloom occurs in late April to early May each year. The "Trillium Trail" event draws nature enthusiasts from across the region.



Trillium Bloom at Thompson Wildlife Management Area

Viewing Areas & Access

Trillium Trail Loop

Trailhead off Freezeland Road (GPS: 38.9670° N, 78.4710°W). Moderate 1-mile loop with minimal elevation gain.

Marked path meandering through dense trillium colonies under a hardwood canopy.

Appalachian Trail Connector

Starts at the AT parking area off Route 340/211 (GPS: 38.9920° N, 78.4490° W).

Connects to Blue Mountain ridge; 2-mile round-trip, 700 ft elevation gain.

Freezeland Road Access

Parking pull-off for 3 cars; short, unmarked 0.2-mile path into the forest.

Steep, rocky path—hiking boots recommended.

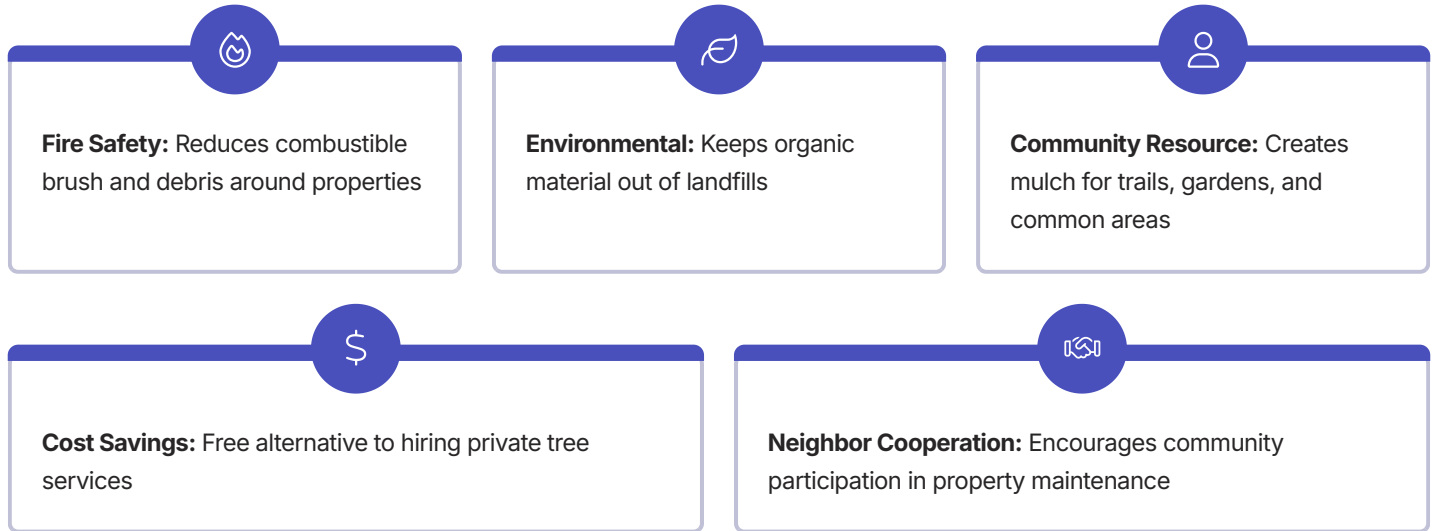
- Do not pick or transplant trilliums—they require 9+ years to reach flowering maturity.
- Stay on designated trails to protect fragile understory.
- Leave no trace: Pick up all trash, and avoid trampling wildflowers.
- Report illegal picking to DWR or local wildlife wardens.

Community Clean Up

Community Brush Management Program

The *Blue Mountain Wood Chipping Program* is a community service that helps residents manage brush and fallen trees while supporting our FireWise safety initiatives. This program provides an environmentally responsible way to dispose of woody debris while creating useful mulch for community projects and individual property enhancement.

Purpose & Benefits



Program Coordination

- **Coordinator:** Contact bmpoa.org for event information
- **Scheduling:** Wood Chipping event occurs in early spring
- **Equipment:** BMPOA hires private contractor for wood chipping event

Acceptable Materials

- Tree branches and limbs up to 8" diameter and 12' in length
- Brush and shrub trimmings
- Storm debris fallen branches
- Dead or diseased wood
- Hedge and ornamental shrub trimmings
- Small saplings and volunteer trees

Not Acceptable Materials

- Logs or trunks larger than 8" diameter
- Treated lumber or construction wood
- Yard waste (leaves, grass clippings)
- Root balls or stumps
- Poison ivy, oak, or sumac
- Non-organic materials mixed with brush

Dumpster Event

- Spring Clean up event
- A large dumpster is provided at a designed location . Clean up your yard and fill up the dumpster.
- No tires, hazardous waste, burntwood, paint or appliances.

Adopt-A-Highway Event

- Occurs twice a year in the Spring and Fall - information announced on bmpoa.org site
- Cleaning up trash from roadside woods and shoulders along Freezeland Rd. and Mountain Rd.

Facebook Groups

Staying Connected Online

Blue Mountain residents use several Facebook groups to stay connected, share information, and coordinate community efforts. While official BMPOA information is always posted first on BMPOA.org, these Facebook groups provide valuable real-time communication and neighborhood networking opportunities.

Blue Mountain POA Group

Group Type: Private, Members-Only

Purpose: *The BMPOA Facebook group is a private group created for members of the POA but **not sponsored** by the BMPOA. Members can come to this group for general information about events but all information regarding the POA will be found on the official BMPOA website.*

Content: Event announcements, community updates, neighbor networking, and general Blue Mountain discussion.

Important Note: While this group provides valuable community interaction, official BMPOA information is always posted first on BMPOA.org. Facebook updates are supplemental to official communications.

Access: Request to join through Facebook. As a general rule membership is limited to BMPOA property owners and Renters

Blue Mountain Info Exchange

"The purpose of this forum is to foster a sense of community among our neighbors and exchange information that is pertinent to the mountain (Linden, VA). We are all neighbors, regardless of whether or not we've met each other in person. Blue Mountain is a wonderful place to be and let's hope that this group makes it a little easier for everyone to keep up to date on what's going on."

- **Weather Alerts:** Real-time storm warnings and weather updates
- **Road Conditions:** Downed trees, ice conditions, road closures
- **Power Outages:** REC outage reports and restoration updates
- **Vendor Referrals:** Recommendations for contractors and services
- **Local Incidents:** Safety-related community alerts
- **Lost & Found:** Missing pets, found items, and community notices

Community Focus: This group emphasizes neighborhood cooperation and practical information sharing that helps everyone stay informed about mountain life.

Blue Mountain Rescue Brigade

This is a group of volunteers from our community that ASSIST our local emergency crews and law enforcement, NOT REPLACE IT. Everyone should dial 911 first and then reach out to the Brigade.

Mission: Volunteer support network to assist emergency responders and provide community coordination during emergencies and crises. This includes **Medical Emergencies**, **Search & Rescue** (missing persons, lost hikers, community searches), **Wildlife issues** (bear encounters, injured wildlife), **Emergency Coordination** (communication during power outages or severe weather), **Neighbor Assistance** (Help for community members with limited mobility or special needs)

Wineries on the Mountain

Blue Mountain is home to several award-winning wineries offering spectacular mountain views, locally-grown varietals, and unique tasting experiences. These family-owned vineyards welcome visitors year-round and host special events that showcase the best of Virginia wine country. Whether you're a wine enthusiast or simply seeking scenic beauty, our local wineries provide the perfect destination for a relaxing afternoon.



Tasting room Etiquette

Pace yourself - Enjoy tastings slowly and drink water between wines

Share tastings - Splitting a tasting flight is often welcomed

Purchase appreciation - While not required, purchasing wines supports local businesses

Ask Questions - Staff enjoy sharing knowledge about the wines and winery

Fox Meadow Winery

Family owned and operated by The Darvills

Address:

3310 Freezeland Rd, Linden, VA 22642

Hours: Mon/Tues/Thurs, 12:00 PM – 5:00 PM; Closed Wed; Friday/Sunday 12-6; Saturday 12-7 pm

- **Features:** Panoramic mountain views, seasonal live music, smoke free farm , wine pairing events
- **Walk-ins** welcome
- **Pets welcome** in the picnic area outside - must be leashed
- **Contact:** (540) 636-6777

Crimson Lane Vineyards

Estate-grown, boutique winery and tasting room

Address: 13334 Crimson Ln, Linden, VA 22642

Hours: Thursday–Friday, 12:00 PM – 5:00 PM; Sat/Sun 11-6pm (Closed Mon - Wed)

- **Reservations REQUIRED - 21+ Only**
- **No Pets and No children**
- **Features:** Award-winning wines, picnic terraces, firepits, wood-fired pizza on weekends
- **Recharging stations** for electric vehicles

Contact: (540)506-5062



Capstone Vineyards

Family owned, small production wines

Address: 13400 Crimson Ln, Linden, VA 22642

Hours: Thurs - Mon 12:00 AM – 5:00 PM

Features: Family and pet friendly

Contact: (540)308-9463

WINTER WEATHER

Here's a comprehensive guide covering home, vehicle, and personal preparedness

Preparing Your Mountain Home

Ensure your home is ready for the cold by focusing on insulation and sealing to prevent drafts and retain heat. Perform regular maintenance on your heating system, clean filters, and make sure chimneys are clear. Always stock up on propane and/or pellet stove pellets.

Protect your plumbing by insulating pipes, disconnecting outdoor hoses, and knowing how to shut off your water supply if needed. If you plan to be away for an extended period, consider draining your system. Inspect your roof and clean gutters to prevent snow load and ice dams.

Install and regularly check smoke and carbon monoxide detectors. Prepare for potential power outages by having a backup power source (generator), flashlights and emergency supplies on hand.

Stock up on groceries, medications and paper products in preparation for the winter snow.

Preparing Your Vehicle for Winter Driving

Before winter hits, inspect your tires for proper tread and pressure, and consider using winter tires or **carrying chains** for optimal traction. Have your vehicle professionally inspected to ensure all fluid levels are correct and essential components are in good working order; use winter-grade washer fluid.

Always keep a well-stocked emergency kit in your vehicle, including blankets, flashlights, non-perishable food, and first-aid supplies. When driving in winter conditions, exercise extreme caution: maintain a safe distance from other vehicles, avoid sudden movements, and be vigilant for black ice. A good rule of thumb is to keep your gas tank at least half full to prevent fuel lines from freezing.

When driving here on Blue Mountain in the snow/ice you will need a **4-wheel drive or AWD vehicle.**

Snow Removal in BMPOA

- Roads do NOT get plowed in Blue Mountain POA until after 4 inches of snow have accumulated. The roads crew manager will then initiate snow removal protocols .
- Blue Barrels (containing gravel) are strategically located on hills . Please note that the gravel is ***not for personal use for your driveway*** but for our roads in the community.
- **DO NOT USE SALT ON YOUR DRIVEWAY OR THE DIRT ROADS!!** It is illegal to do so because the salt will run into the river and get into the water supply. This can harm aquatic life, contaminate drinking water and corrode infrastructure.
- If you need to get to work and they are predicting a severe snow storm, then prepare to leave the mountain and stay in a hotel or with friends.

QUICK REFERENCE

Emergency Services

BMPOA P.O. Box 114, Linden, VA 22642 [b](#)

Warren County Sheriff (540) 635-7100

Linden Fire Department (540) 636-3707

Power Outages 1-800-552-3904

Government offices

Warren County Administration	(540) 635-2005
Warren County Commissioner of Revenue	(540) 635-2651
Warren County Planning Department	(540) 636-4600
Front Royal Post Office	(540) 635-7983
Linden Post Office	(540) 635-7983
Warren County Landfill	(540) 635-2198

