

The Mountain View

Fall/Winter

Association of Angel Fire Property Owners, Inc.

November, 2009

Message from the President

By Jim LeBus

The ski season is now upon us and it looks like it will be a banner year. Angel Fire has already had two feet of snow and it is just the first of November. If it keeps up at this rate the resort may have to raise the chair lifts! But seriously, I believe everyone hopes for a successful winter season.

The new Country Club is "in the dry" and work can now continue throughout the winter months. CEO Pat Brunstad assures the AAFPO Board and our members that the new facility will be open for business when the golf course opens next spring – I for one can hardly wait!

For those of you who are HUD (now PID) lot owners, the news continues to be very good. The construction contractor (AUI) is continuing work on two subdivisions on the West side of Hwy 434; Village West and Country Club 1 and 2 amended and re-amended. At present AUI is installing approximately 2,000 feet of sewer line per week. Their plan is to continue with construction operations throughout the month of November then start up again next April. If they can continue at this pace the project will be essentially complete by the fall of 2010.

Your AAFPO board wishes you and yours good health, peace and prosperity in the coming year and a happy and joyful Angel Fire winter Holiday Season.



President

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Board Resignations

By Karen Nichols

Candidates Mike Woolley and Jack Fuehr were the winners of the June 2009 election. Immediately following the election, candidate Jim LeBus was appointed by the Board to fill the position vacated by the resignation of Spencer Hill. Director Robin May submitted his resignation in October 2009 when he was hired as Ski School Director for Angel Fire Resort. Appointment of Robin's replacement has not yet been made. Your current officers and term expirations are shown below.

6 director positions need to be filled in the June 2010 election

(See "Election of Directors" for more information and how you can serve)



President
Jim LeBus (2010)



Vice President
Mike Woolley (2012)



Secretary
Joan Ronchetti (2010)



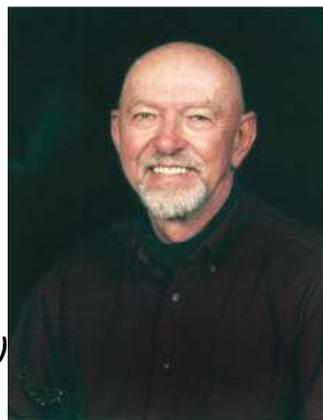
Treasurer
Lovelle Upton (2010)



Barry Rogers (2010)



Chuck Verry (2010)



Harvey Wright (2011)



Jack Fuehr (2012)

**** Appointment to Robin May vacancy (2010)**

Election of Directors

By Karen Nichols

Six director positions will expire in 2010 - 4 elected and 2 appointees. Immediately following the 2009 election, candidate Jim LeBus was appointed to the Board to fill the position vacated by resignation of Spencer Hill. Director Robin May resigned in October. Appointment of his replacement has not yet been made.

Appointees serve only until the next regularly-scheduled election. Elected directors serve a three year term. Members in good standing, including appointees and directors whose terms will expire may submit to the Elections Committee a petition for candidacy, signed by not less than ten members in good standing. **Members are strongly encouraged to serve.**

The AAFPO Board acts as advisor to Angel Fire Resort, LLC on issues that affect its members including the quality of and access to the amenities, as well as annual dues and special assessments. *"The objects and purpose for which the Association is organized are to hold title to, manage, maintain and improve any land and improvements located within the Angel Fire development,...for the benefit of the property owners in the development and the public at large."* Reference "Articles of Incorporation of the Association of Angel Fire Property Owners, Inc" available at www.aafpo.shuterlibrary.net.



Member POP Discounts

By Karen Nichols and Maren Smith

CARD CARRYING Premier Members in good standing are eligible for point-of-purchase discounts on non-sale food, liquor and merchandise at all Angel Fire Resort venues. The Resort implemented this program May 1, 2009 in lieu of the now discontinued Premium Member coupon book program.

While elimination of the coupon book was broadly perceived by affected members as a significant reduction in their benefits, Resort CEO Pat Brunstad stated that the POP discount program eliminates approximately \$20,000.00 in printing costs. This cost saving measure allows discounts to be made available to more AAFPO members. Premier Members who present their valid member identification card are eligible for the following discounts:

- Silver 10 %
- Gold 15 %
- Platinum 20 %

*** **PRESENT YOUR CARD – GET YOUR DISCOUNT** ***



Greenbelt Easements

By Jim LeBus in coordination with the Village of Angel Fire and Angel Fire Resort, LLC

The Board recently reviewed three requests for permission to allow necessary right-of-way easements on greenbelts. Greenbelts are an integral contributor to the quality of life for our resident members and represent one of the few “free” offerings for our visitors. Preservation and protection of this amenity is of great concern to AAFPO and the Resort. A limited use easement may sometimes be granted in support of controlled development and neighborhood continuity that benefits everyone. Angel Fire Resort holds legal title to most of the greenbelts; the AAFPO Board must formally approve any alteration of a Greenbelt in that it is defined by the Bankruptcy plan as an Amenity. (See §1.4 “(vi) the Angel Fire stable area, and Greenbelt areas”). Therefore, AAFPO is considering three requests to alter Greenbelts for much needed Right of Way and drainage easements.

The “**Wetlands Mitigation Plan**” was developed to satisfy the requirements of the Army Corps of Engineers 404 Permit Program which requires a 404 permit for infrastructure improvements in Wetlands. The Public Improvement District (PID) applied for this permit in June 2009 and has provided the Corps with a Mitigation Plan to satisfy the requirements. Consistent with the PID Development Plan AAFPO, Petitioner and the Village agree to grant easements or rights-of-way for these wastewater improvements. The AAFPO Board approved an easement on the PID subdivision greenbelts for this use. The PID Board anticipates the Corps will issue the permit by Thanksgiving.

The **Sage Lane** property owners, through the Village of Angel Fire, presented to the AAFPO Board a request for a 20 foot easement on the north boundary of greenbelt on the south side of Sage Lane in order to widen and improve that road to meet Village standards. Discussions at the September 9, 2009 Board meeting focused on the potential reduction in the size of the greenbelt and adverse impacts on adjacent property owners. Discussion participants included Angel Fire Resort, LLC legal counsel, representatives of the Village of Angel Fire and Sage Lane property owners. The Board decision was “As the holder of the greenbelt property deed, the Resort should develop a recommendation for consideration by the Board.” Resort legal counsel, Dan Rakes, contributed the following statement to this article “It appears this proposal could result in the slight reduction of the size of the greenbelt and should cause minimum impacts on adjacent property owners due to closer proximity of and increase to traffic. The Resort is in agreement to the easement and the AAFPO board must vote to approve or deny the requested easement.” At press time, the Board is awaiting written approval from the Resort.

Some time ago the **Baptist Church** was granted by the Angel Fire Corporation a use easement to allow their driveway and parking on the greenbelt that borders Hwy 434. To enhance traffic flow the PID will extend South Angel Fire road across Hwy 434 to Brazos road. This will allow the existing easement to be vacated and would basically involve a change of location of the existing easement. Resort legal counsel, Dan Rakes, contributed the following statement to this article “The Resort is in agreement to the easement and the AAFPO board must vote to approve or deny the requested easement.” At press time, the Board is awaiting written approval from the Resort.

Understand Your Covenants!

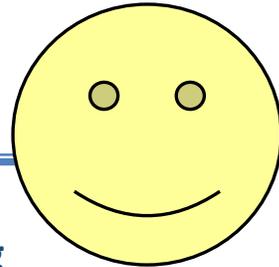
By Jack Fuehr and BU Terry

To protect your investment in your property, the AAFPO Environmental and Architectural Control Committee (EACC) enforces the covenants that come with each and every piece of property within the Resort. Covenants are unique to each subdivision, although many of the provisions are common to all properties within Angel Fire Resort. The covenants were developed to allow for enforcement of standards on development within the Resort.

The covenants govern many aspects of your home design as well as the condition and appearance of the property surrounding your home. For example, a Tree Cutting Permit must be issued prior to the construction of a driveway into your property and the subsequent issuance of a home Building Permit, or prior to thinning your lot -- which is highly encouraged! Tree Cutting Permits are free at the EACC office located in the Lodge at Angel Fire.

When a Building Permit is issued, a Performance Deposit is required to guarantee that the builder meets the conditions specified in the building plans. Any improvement to your property, including additional tree cutting, fences, walls, outbuildings, etc. requires a permit from the EACC.

Covenants exist to preserve the appearance of the various subdivisions within Angel Fire Resort. Enforcement of the covenants contributes to the market value of your property and the overall quality of your Resort living experience. Property owners within a subdivision may modify the covenants for their subdivision if a majority of the property owners within that subdivision vote on a scheduled basis to make changes to the recorded document. You can review the covenants for your subdivision at www.AAFPO.ShuterLibrary.net.



Improved Ski Parking

The parking lots used for AAFPO members as well as the general public have been significantly improved in advance of the ski season. Base course has been added to the lots on the east and west sides of Vail Avenue. Employee lots have also been improved and the Platinum lot has been improved with new drainage and surface improvements. AAFPO lobbied for these changes for several years and is pleased that the improvements have been brought to fruition.

“Signature” Country Club

By Joan Ronchetti

Progress on the new Country Club continues at a rapid pace in advance of winter weather. The building is framed-in with windows installed and roofing in place. The retaining wall behind the building has been redesigned with less prominence than the original design resulting in more visual appeal. Cement curbs have been poured in the upper level parking lot. The interior detail work will continue throughout the winter months.

Members of the AAFPO Board toured the building in early September and were very impressed with the facility. While the “footprint” of the building is not significantly different than the old structure, the addition of a second story and amendments to the lower level layout, more than doubles the usable space. The parking area is also significantly larger.

The pro shop occupies the lower, northeast section of the building and includes a restaurant and patio where lunch can be eaten. Adjacent to the pro shop is a concierge station, spa treatment room, pool, health club, showers and locker rooms.

The expansive upstairs dining area boasts timber-lined, vaulted ceilings and is nearly double the size of the original country club banquet room. The picture windows showcase the spectacular views of the mountain peaks framing the golf course. Two private wine rooms provide a more intimate setting for smaller groups. A bar area, beautiful decks and state of the art kitchen facility complete the second level.

The exterior design elements of the new clubhouse are consistent with that of the newly remodeled Lodge at Angel Fire Resort, including chocolate stucco with stone accents and copper-colored roofing.

The clubhouse is scheduled for completion in April 2010 in time for the spring opening of the golf course. Visit the Resort website to monitor ongoing progress.



Winter Activities

November 14, 2009 “Calling All Flakes” The 2010 ski season gets off to a rousing start on Saturday, November 14th with the Third Annual “Calling All Flakes” celebration of the upcoming ski season. The event includes an appearance by a Taos Pueblo shaman, food, beverage and hayrides, rounding out the evening’s festivities with a huge bonfire and the burning of “Snow Zobra”. The event emcee this year will be local Channel 13 weather man, Mark Ronchetti whose parents, Joan and Sal Ronchetti reside here in Angel Fire and Colorado.

December 12, 2009 “Opening Day” The ski slopes open for the '09-'10 season.

December 24 and 31 “Torchlight Parade and Fireworks” The traditional downhill Torchlight Parade and Fireworks at the base of the mountain will be held on Christmas Eve and new Year’s Eve. Arrive in time for food and drinks before the events begin just after dusk.

January 23-24 “Big Ol’ Texas Weekend” The Fifth Annual Big Ol’ Texas Weekend will occur on January 23rd and 24th and will feature live music, BBQ, return of the TEX games, and the Big Texan College Steak Eating Challenge.

January 15-17 “Martin Luther King” Martin Luther King Weekend

February “Mardi Gras Ball” Sponsored by the Krewe of Heaphestus, the parade is FREE and proceeds from the Ball are donated to a local interest. Previous recipients include the Angel Fire Ski Team and Shuter Library.

First Nighttime Skiing in New Mexico Angel Fire marks the introduction of the first night skiing and snowboarding in New Mexico on December 19th with live music and entertainment adjacent to the slopes. Over fifty acres will be illuminated including Exhibition, Valley, Ridge Run and Dreamcatcher. A set of freestyle features including jumps, rails and fun boxes will be accessible during the evening hours between 4 PM and 9 PM. Initially, the nighttime skiing will be available from Thursday through Saturday. During peak holiday periods, the days of operation will be expanded.

The “walk up” price for a night of skiing is \$24. A discount (\$12) is offered to anyone who skies during the same day. A Night Ski season pass may be purchased for \$99 (\$69 with the purchase of a full season pass). Charter, Silver Ski, Gold and Platinum members ski for free. A new children’s progressive learning trail funded by the AAFPO Discretionary Account has been developed alongside “Headin’ Home” will feature snow ball throws and a ski-through tee-pee and fortress.

see “Lift Tickets and Ski Packages”

Lift Tickets and Ski Packages

With the economy in mind, lift ticket prices have not been increased from last year. Adult (18-69) tickets cost \$59, a Teen (13-17) can ski for \$52 and Juniors (7-12) can ski for \$39. Skiers over 70 and six or under ski FREE! These rates are bargains compared to Taos Ski Valley and Red River. See lodging packages, winter events and other special offers at www.angelfiresort.com or call 800-633-7463.

Local Area Lift Ticket Rates				
	Adult (18-69)	Teen (13-17)	Junior (7-12)	FREE
Angel Fire	\$59	\$52	\$39	Over 70, 6 and under
Taos Ski Valley	\$69***	\$58	\$41	Over 80, 6 and under
Red River	\$61*	\$55**	\$46	Over 70, 3 and under

- Red River Adult (20-64) Senior (65-69) - \$46
- Red River Teen (13-19)
- Taos Senior (65-69) \$58, Senior+ (70-79) \$58
- Red River and Taos offer special s for multiple day skiing and discount pricing for low-season periods throughout the winter

Angel Fire Resort Winter Season Packages		
	Before November 9th	After November 10th
Adult	\$399	\$499
Juniors, Students, Military	\$249	\$299
Sundays ONLY	\$149	\$149
Night Skiing	\$99	\$99
Night Skiing with Day Pass	\$69	\$69

AAFPO members may have the option to purchase a Premier Membership upgrade. The Silver Ski membership includes the immediate family, Gold includes golf and ski privileges and Platinum includes golf, ski and other benefits.

Delinquent Accounts

By Jack Fuehr

Year	Total	Prior Year	2 Years	3 Years	Older
April 30, 2008	\$1,709,565	\$718,460	\$216,179	\$146,450	\$628,476
April 30, 2009	\$1,930,261	\$897,457	\$424,299	\$148,021	\$460,485
Net Change	\$220,696	\$178,997	\$208,120	\$1,571	(\$167,991)

As shown in the above chart, delinquent accounts have increased over the past year after a steady five-year decline. Significant reductions in delinquencies older than three years are the result of the sale of properties that were encumbered by liens attached to the properties because of unpaid dues. When a property is sold, the unpaid dues, penalties and interest are remitted to the Resort as part of the closing process. The Resort legal department aggressively pursues collection on delinquent accounts.

The shorter delinquencies (3 years or less) can be partially explained by current economic conditions and we understand the difficulty that our members may have in paying their dues. However, failure to pay dues on time incurs penalties and interest fees. Currently, past due accounts are charged a \$15 late fee each month as well as interest charges at eight percent (8%) per year. The new JONAS billing system sends monthly reports that advise members regarding the status of their accounts.

Failure to remain current on dues also prevents members from accessing the amenities until the dues, penalties and interest are paid in full. A member has a right to a hearing pursuant to the AAFPO By-laws regarding suspension of access to the amenities.

“Mark your Calendar”

AAFPO Weekend June 11-14, 2010

Following the success of this year’s event, Friday and Monday have been added as “shoulder” days to permit Angel Fire visitors to spend more time while they are here to enjoy the area. The AAFPO picnic will be moved to Sunday to broaden the appeal of the entire weekend. A “signature” event is needed for Saturday night. If you have suggestions regarding for this or any aspect of AAFPO Weekend, please Email your comments to administrator@aafpo.org or write to the address listed on the front cover.

We expect the weekend will be a “coming out” party for the entire area. Dedication of the Country Club will highlight one of the most significant changes in years. Progress on the Public Improvement District (PID) will be in evidence, after more than ten years of delays. The Moreno Valley Charter High School multi-purpose building will be complete, as well as the Visitor Center at Eagle Nest State Park. And visitors will be able to traverse the new trails built by the Village and AAFPO. *Despite difficult economic times -- Angel Fire momentum is definitely moving forward!*

AAFPO Weekend Report

By Jack Fuehr

The June 2009 AAFPO Weekend got off to a rousing start with a “wine and cheese” party on Friday night hosted by the *Sangre de Cristo Chronicle*. The event drew a crowd of over 300 people who enjoyed meeting and greeting old friends and neighbors.

Saturday and Sunday provided numerous opportunities to enjoy and learn something about Angel Fire. The Resort opened the ski lifts for free sightseeing trips to the top of the mountain. The climbing wall and bungee jumping at the base area were also in operation for the enjoyment of the smaller children. The golf course offered half-price golf carts and greens fees on Friday all the way through Monday for those who stayed longer.

The Village of Angel Fire offered open houses throughout the village. The new fire station on El Vado Way across from the stables was open for inspection. The construction of this fire house has resulted in a reduction of the ISO rating from 8 to 7. This doesn't sound like a significant change but it should lead to lower property insurance rates for everyone in the village.

The Village's new wood chipper was in operation throughout the day on Saturday. The Village continues to expand the “slash” program as part of their participation in the Community Wildfire Protection Plan. Any property owner can have slash picked up from the road in front of their property and transported to the Solid Waste transfer Station. This program is funded by the “slash fee” that appears on your Village water bill. As an added benefit, every homeowner can pick up the processed chips from the facility for FREE to use in landscaping their property.

Local retailers jumped into the weekend with a unique “tent sale” sponsored by the Angel Fire Retail Association. The Moreno Valley Arts Council also opened up the galleries to AAFPO visitors. Shops were open throughout the village on Saturday. It is hoped that more retail establishments will be open on Sunday in 2010.

Members also had the opportunity to visit the site of the new Country Club (see separate article for the latest construction update). After two years using a temporary clubhouse, the new facility should be ready for the 2010 golf season. Based upon the renderings of the building, the final product will be worth the wait.

A picnic at Olympic Park at noon on Saturday provided brats and hamburgers for over 400 participants. The event was hosted by the Resort as part of the “social” program that brings members and the Resort together on a monthly basis. Holding the event at noon instead of the usual evening time encouraged families to bring their children to the event. Several members commented that this was the “best event in the history of AAFPO.”

While there was glorious weather throughout the weekend, AAFPO Weekend organizers recognize that a backup facility is needed in the event of inclement weather. Since the Angel Fire Community Center will be in use on Saturday next year, the picnic will be held on Sunday so it can move inside the Community Center, if necessary.

Next AAFPO Weekend June 11-14, 2010
Next AAFPO Weekend June 11-14, 2010

Annual Membership Meeting Report

By Jack Fuehr

The 2009 annual membership meeting was attended by over 300 members. Presentations were made by Angel Fire Mayor Larry Leahy, Resort CEO Pat Brunstad and members of the AAFPO Board. The presentations may be reviewed in detail at www.AAFPO.ShuterLibrary.net.

Mayor Leahy was able to inform the membership in one place and at one time of all of the projects underway in the village. One surprising revelation was the composition of the audience. When Larry asked for a show of hands indicating part-time residents and visitors, the majority of the audience raised their hands. The bad news is that not many locals attended the meeting.

The PID presentation showed a reference to the PID web site that was supported by comments from Jim LeBus, president of the PID Board. At the time of the meeting, actual work on the project had not begun. At press time, the contractor is now at work on a daily schedule installing water and sewer lines at lower elevations throughout the Resort.

Barry Rogers presented an overview of the AAFPO organization that included information about the various committees that form the backbone of the AAFPO organization. Subsequent presentations were made by B.U. Terry of the Environmental and Architectural Control Committee, Jack Fuehr of the Finance Committee and Chuck Verry of the Amenities Committee.

In the interest of streamlining the meeting, some important data was omitted or moved to "breakout" sessions following the meeting. For example, AAFPO now captures and analyzes data regarding the number and type of skiers and golfers using the amenities (see "Amenities Usage" article).

Resort CEO Pat Brunstad energized the audience with a spirited report that was widely appreciated by the membership. His presentation brought into focus the progress the Resort has made over the past year as well as the future forecast and direction. Pat alluded to the reality of the situation by saying that Angel Fire will never be a Vail or Aspen but could be the best Angel Fire in the world.

Members' feedback to Pat Brunstad has already led to improved communications from the Resort. At Pat's direction the Membership Services and Marketing departments have been charged to produce a monthly newsletter to the membership using the E-mail capabilities of the new Jonas billing system. The first newsletter was distributed on Friday, June 19th to over **1,950** members via E-mail. If you are interested in receiving this monthly update, please contact Member Services to have your information added to the system.

Many community organizations participated in the event by providing information at the meeting. The Village of Angel Fire, Angel Fire Chamber of Commerce/ Economic Development, NM State Park (Eagle Nest Lake and Vietnam Veterans Chapel), Angel Fire Resort Holy Angels Catholic Church Committee, the Firewise Communities of New Mexico, and Moreno Valley Charter High School conducted breakout sessions prior to and following the meeting in the Community Center alcove. The events were well attended and provided a lot of information.

The Shuter Library hosted Bingo on Saturday night at the Community Center and the Rotary Club served breakfast on Sunday morning at Olympic Park.

Next Annual Meeting & Election of Officers June 12, 2010

Amenities Usage

By Jack Fuehr

The AAFPO Finance Committee, with guidance from the AAFPO Board of Directors attempts to capture and analyze the member vs. commercial user impacts on the amenities. This helps establish and guide amenities improvement projects. The charts below are an example of the data being used to guide these decisions. While the number of AAFPO skiers declined, AAFPO golf rounds increased significantly in 2009 as compared to 2008. However, the number of AAFPO members who golfed at least one round in 2009 is still a fraction of the number of skiers who skied at least one day.

Ski Mountain					
	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010 Budget
Non-AAFPO		132,766	146,285	126,830	122,886
AAFPO		12,254	13,124	12,159	12,121
Total	106,654	145,020	159,409	138,989	135,007
AAFPO %		8%	8%	9%	9%
# of AAFPO Skiers			2,319	2,190	

Golf Course					
	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Non-AAFPO	5,512	5,643	5,172	5,618	
AAFPO	11,201	11,979	9,796	12,335	14,284
Total	16,713	17,622	14,968	17,953	
AAFPO %	67%	68%	65%	69%	
# of AAFPO Golfers			943	1,202	1,184

Country Club opens 2010

Access to the Amenities

By Jack Fuehr

When you purchase property within the Angel Fire Resort you immediately become a member of the Association of Angel Fire Property Owners (AAFPO). This entitles you to access the Resort amenities, including Monte Verde Lake, Olympic Park, the RV Park, and the Greenbelts. Access to the Ski Mountain and the Golf Course is available to Charter members (purchasers of property prior to September 30, 1996) and golf and ski Premier members respectively. Charter members (purchasers of property prior to September 30, 1996) and Premier members enjoy additional golf and ski privileges as part of their annual assessment. Base members may have the option to purchase a Premier Membership upgrade. The Silver Ski membership includes the immediate family, Gold includes golf and ski privileges and Platinum includes golf, ski and other benefits.

AAFPO dues are collected from Base and Premier Members in May and Charter members in September. Base and Premier identification badges expire at the end of April and Charter member badges expire at the end of September. New badges are issued at the Membership Office in the Lodge at Angel Fire, Monday thru Saturday from 8 AM to 5 PM. Badges are required to access the amenities throughout the year.

When you receive your new badge, you will be asked to sign a liability release form required by the Resort's insurance company. You may also request a copy of the Member Rights and Obligations, which govern the use of the Resort facilities. The rules were reviewed by the AAFPO Board and the Resort recently and now reflect some subtle changes. The Board and Resort are now in the process of reviewing the Base and Premier Membership Agreements.

Membership dues collected are used to maintain and improve the amenities, with the exception of the Administrative Account (1% of dues collected) which are used to fund the operations of your Association. Four percent (4%) of the dues collected are transferred to AAFPO to be directed by the Amenities Committee to improvements of the amenities. The balance of the dues (95%) are directed by the Resort to support the amenities. These funds are overseen by the AAFPO Finance Committee and audited annually by AAFPO's auditor.

AAFPO Weekend June 11-14, 2010

Mark your calendar! Following the success of the 2009 AAFPO weekend, Friday and Monday will be added as "shoulder" days to permit visitors to spend more time enjoying the area.

If you have suggestions regarding a "signature" event or a comment about the AAFPO Weekend, please Email your comments to administrator@aafpo.org or write us at the address listed on the front cover.



Next newsletter May 2010