



December, 2025

Winter Newsletter

Welcome to Winter 2025-26 at Styles Brook!

Dear Styles Brook Homeowners,

The 2025-26 snow season at Stratton is kicking off with a foot of natural snow with more to come and snow guns at full tilt. The season is off to a great start, and we are excited to spend another wonderful winter season in the Styles Brook community.

A Warm Welcome to New Members

We are pleased to welcome several new homeowners. We're glad you're here and hope you quickly feel at home. There are many ways to stay connected and be informed, see "Contact Info" below. We look forward to meeting you in person (hopefully at our annual meeting in March) and seeing you on the shuttle, paddle ball court and of course on the slopes.

Thank You for Being Good Neighbors

Also, a sincere thank-you to all homeowners for your continued cooperation with community rules. Your efforts—especially in keeping garbage secured and away from bears—help maintain both safety and harmony across Styles Brook.

Our 2025 Property Management Transition

As previously shared, this past January Stratton Property Management took over property management duties, with Jim Lane continuing to be our primary caretaker. We appreciate everyone's patience and engagement as we continue to work closely with Pat Moyna, Sujay Patel, and Jim to ensure services remain smooth and consistent.

Here's to a Fantastic Ski Season!

With lifts spinning and more fresh snow on the way, we're looking forward to another season of great turns, warm fires, and legendary Stratton après ski. Whether you're here every weekend or joining us for special winter getaways, we hope you enjoy all that Stratton and Styles Brook have to offer.

Wishing you a safe, fun, and snowy season ahead.

Warm regards,

The Styles Brook Homeowners Association Board - James Engerran, Larry Tannenbaum, Ryan Winger, Mindy Scott, Keith Emmer, Al Scerbo, Bob Welch

The Run Down

Board Meetings - If you have not been receiving emails, including board meeting notifications, from Nicole Moriarty, please reach out to nmoriarty@stratton.com to confirm your contact info. *Save the date: TBD.* In March 2026, we are planning to hold the community annual meeting in person and virtual for those who cannot be at the mountain.

Contact Info - Styles Brook Homeowners Association is working with Stratton Property Management for management services. Jim continues to be our main point of contact for HOA needs.

The Administrative Assistants are Donna Bischofberger (DBischofberger@stratton.com) and Nicole Moriarty (NMoriarty@stratton.com). The main office hours are Monday-Friday 8am-4pm and they can be reached at 802-297-4663. Please contact their office with ordinary questions, address changes or comments and they will be happy to assist you.

Stratton Property Management has assigned Sujay Patel to be the Community Manager for Styles Brook. Homeowners can reach out to Sujay with questions regarding their unit or the community in general and he will be happy to assist. Sujay can be reached via email spatel@stratton.com or direct line (802-297-4170).

Jim Lane will continue to be the Private Styles Brook Caretaker and can be reached at 802-490-0187 or care-taker@styles-brook.com. Jim works Thursday through Monday 8:30 - 4:00PM. Please continue to contact Jim just as you have in the past for caretaking services and include Sujay Patel on any correspondence regarding your unit.

Stratton Property Management will be providing coverage for Jim's days off (Tuesday and Wednesday) and you can contact their main number to request service.

Website - The HOA now has a website: www.styles-brook.com. It has useful information about the community, notices from the HOA and a community forum. If you have any suggestions for the website, please let us know.

Facebook page - Administered by a community member, not the HOA Board or Stratton. Search for "Styles Brook Homeowners"

If you need to contact the Board directly, please use the following (new) email – bod@styles-brook.com. However, Stratton should be your first port of call for most requests.

Bear update - Thanks to everyone's diligence in keeping their garbage out of the unit exterior closets this summer, bear activity in and around the Styles Brook community significantly declined compared to the spring. Coinciding with Stratton's opening day, exterior closets may now again be used to store garbage. *Please flip the tag at your front door to indicate when garbage can be removed from the closet.*

We will resort back to "bear rules" when the mountain closes for the season in the spring. At that time, exterior closets will not be used, and garbage must be taken directly to our new bear-proof garbage dumpster.

Fireplace inspections - The Board authorized level 2 chimney inspections this year, to be paid for by HOA. Typically, the HOA arranges for level 1 inspections which are required annually per Vermont law. Level 1 is a visual inspection of the readily accessible parts of the chimney system including the fireplace, flue opening, and exterior of the chimney that protrudes from your roof. A level 2 inspection covers everything in a level 1 but also examines the interior more closely utilizing a camera which is run up the inside of the chimney.

All inspections are now complete, and a few units do require remediation before the fireplaces can be used again. Stratton will be contacting you directly if the fireplace or chimney in your unit requires attention.

As a reminder, please never remove fireplace ash into the garbage receptacles. Instead, schedule ash removal with Jim.

Important Reminders

- Parking
 - Each unit has two marked parking spaces assigned for their sole use.
 - Additional parking is available in the parking lots on either side of Styles Branch Road between the 700s and 800s. Note: parking is not permitted in the driveway adjacent to the paddle court.
 - Pets
 - Owners must immediately clean up after pets. Waste stations are provided along Styles Branch Road.
 - Pets should not be walked in the common areas adjacent to the living areas.
 - Pets must be leashed at all times.
 - Pets cannot be left unattended outside the unit.
 - Renters are not permitted to bring pets.
 - Noise
 - It is the responsibility of all homeowners to not create a nuisance to their neighbors by making excessive noise or other offensive activities.
 - Renters
 - If you rent your unit, it is your responsibility to ensure that your renters comply with all rules of the association. We would particularly ask you to draw their attention to the location of your parking spots – we do get several complaints about renters parking in the wrong spots and none of like to arrive and find we don't have a parking spot.
 - Unit Improvement Projects
 - Board approval is required for any project that changes the exterior of your unit or the common grounds in any way. This includes but is not limited to decks, dormers, A/C installation, front entryway extension, and the installation of EV chargers. *Contact Stratton Property Management about any intended work and they will work with the Board to review the request.*
 - Dumpsters, trailers and storage pods are not permitted in the parking lots at any time. Contractor short term use of a trailer to remove debris must be submitted to Stratton Property Management in advance for approval.
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Bus schedule - There has been some discussion about adjusting the shuttle schedule to accommodate unit residents who are employed by Stratton and children attending ski programs. As any change would also affect Crown Point and Vantage Point pick-ups a deeper dive into consensus among the three communities needs to be conducted before an actionable request can be made to Stratton. For this season the schedule remains as it has been.

Departure Checklist

- ✓Keep thermostats set no lower than 55 degrees.
- ✓When leaving your home, leave vanity and cabinet doors open so room temperature air can circulate. It is especially important to turn off the water and at least partially drain the pipes when you leave.
- ✓Inspect your heat sources. Furniture, curtains, towels, and other items should not rest on or block heat registers or ducts.
- ✓Windows – and especially exterior doors – should be tightly closed and latched.

In case of emergency

The Stratton Resort Security team continues to provide the Stratton community with public safety coverage. They are the first response to alarms, and will also respond to noise, pets and parking problems. You may reach them by contacting the Resort Operator at 297-2500 or 297-2200.

When law enforcement officers are required, Stratton Security will be backed up by the Winhall Police Department. Bondville Police non-emergency: 802-297-2121

In case of fire or life-threatening emergency, please call 911

Other important medical contacts:

Stratton Mountain Carlos Otis Clinic (Urgent Care): 802-297-2300

Southern Vermont Medical Center Bennington Hospital: 802-442-6361

Rutland Regional Medical Center: 802-775-7111

Go Fund Me - In late October, Hurricane Melissa hit the Black River region of Jamaica hard where many Stratton employees and their families live. Homes were destroyed, communities flooded, and families displaced. To help them rebuild, Stratton has established a GoFundMe campaign to provide 100 percent of proceeds to active Stratton employees to purchase generators, repair homes, and replace furnishings and clothing lost in the storm.

If you wish to contribute: <https://gofund.me/50ba50736>

For the most up to date Stratton Mountain Resort information, please visit:

www.stratton.com or download the Stratton Mobile App



BUS SCHEDULE

GREEN LINE - STYLES BROOK / CROWN POINT / VANTAGE POINT

STOP	TIME
Depart Skier Drop-Off	7:12a, 7:32a, 8:02a, 8:32a, 9:02a, 9:32a, 10:02a, 10:32a, 11:02a, 11:32a, 12:02p
Styles Brook 100's	7:15a, 7:45a, 8:15a, 8:45a, 9:15a, 9:45a, 10:15a, 10:45a, 11:15a, 11:45a, 12:15p
Styles Brook 200's	7:16a, 7:46a, 8:16a, 8:46a, 9:16a, 9:46a, 10:16a, 10:46a, 11:16a, 11:46a, 12:16p
Styles Brook 300's	7:17a, 7:47a, 8:17a, 8:47a, 9:17a, 9:47a, 10:17a, 10:47a, 11:17a, 11:47a, 12:17p
Styles Brook 800's	7:18a, 7:48a, 8:18a, 8:48a, 9:18a, 9:48a, 10:18a, 10:48a, 11:18a, 11:48a, 12:18p
Styles Brook 700's, 900's, 1000's	7:19a, 7:49a, 8:19a, 8:49a, 9:19a, 9:49a, 10:19a, 10:49a, 11:19a, 11:49a, 12:19p
Styles Brook 400's, 500's	7:21a, 7:51a, 8:21a, 8:51a, 9:21a, 9:51a, 10:21a, 10:51a, 11:21a, 11:51a, 12:21p
Styles Brook 600's	7:23a, 7:53a, 8:23a, 8:53a, 9:23a, 9:53a, 10:23a, 10:53a, 11:23a, 11:53a, 12:23p
Crown Point	7:25a, 7:55a, 8:25a, 8:55a, 9:25a, 9:55a, 10:25a, 10:55a, 11:25a, 11:55a, 12:25p
Vantage Point	7:27a, 7:57a, 8:27a, 8:57a, 9:27a, 9:57a, 10:27a, 10:57a, 11:27a, 11:57a, 12:27p
Arrive Skier Drop-Off	7:30a, 8:00a, 8:30a, 9:00a, 9:30a, 10:00a, 10:30a, 11:00a, 11:30a, 12:00p, 12:30p

The last BASE LODGE BOUND bus will complete its run at 12:30.

Starting at 1:00 the shuttle will depart Skier Drop-off every 10 minutes - with the last run departing at 5pm.

The shuttle will not operate between 12:30 and 1:00.

Please note that the shuttle may not run, or may not be on schedule during adverse conditions.