



Holiday Happenings

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Ludlow Elementary thanks Community Helpers

LUDLOW, Vt. – The Ludlow Elementary School Pre-school would like to thank our Community Helpers, who took time from their busy schedules to come to visit and share what they do to help us. They keep us safe and healthy, keep our community safe and fun, cook yummy food for



LES students with Dylan Chambers, EMT, of the Ludlow Ambulance Service.

PHOTO PROVIDED



LES students with officer Marissa Foote and Chief Jeffrey Billings of the Ludlow Police Department.

PHOTO PROVIDED

us, keep our school safe, clean and fix things that are broken, share books with us, and are all around pretty great folks. Thank you to the Ludlow Fire Department, Ludlow Police Department, Ludlow Ambulance Service, Katie Benson, Alex Alberti, Chet Gates and Mike Tuomisto, Darlene Phillips, and Julie Goraj. We appreciate you.

25 years on Main Street

BY PAULA BENSON
The Vermont Journal

LUDLOW, Vt. – The first spot was a “broom closet,” according to Mark Huntley, financial advisor and owner of Huntley Financial Services in Ludlow. Huntley was referring to the initial location of the four spaces his office has occupied over 25 years, all on Main Street: 192, 70, 116, and now, as of Friday, Nov. 15, you can find them at 101 Main, above Diamond Realty, across from Veterans Memorial Park.

Huntley remarked that probably the best feature of his new digs is “all the light the new space has. I am really enjoying that.” The office is in an old Victorian home that features a turret and windows on all sides, as opposed to the previous space with just one large window at the front.

Huntley has been a financial professional

for more than 30 years. He worked for global financial services firm Raymond James in Manhattan prior to making the move to the Okemo Valley. Like many New Yorkers, Huntley had been a “weekend warrior,” coming up to Vermont with his family for years. One day, Huntley said, “I just decided I wanted to raise my kids in Vermont.”

The nature of the financial advisory business is such that face-to-face time is not required, most transactions are handled digitally. Prior to moving to Vermont, Huntley said he had 200 clients in 22 states, with five clients in Vermont.

Regarding the recent relocation, Huntley remarked, “A lot of things motivated the move. We still don’t see a lot of clients face-to-face. We have a lot more local clients than we did 15 years ago, but not necessarily physically.”

The team at Huntley Financial has just two people: Mark Huntley and Derek Karner. The two men work

directly together to provide comprehensive services to their clients. Karner came on board six years ago, and Huntley said he has become “absolutely critical to the practice, and has been building relationships with all of our clients over that time.”

In addition to his professional life, Huntley is a musician who plays around the area with several local bands. He is active in the local community, and works with veterans through the nonprofit organization World TEAM Sports.

Huntley owns the office/condo they just vacated at 116 Main Street, and put it on the market three weeks ago. His realtor called to say someone was interested in purchasing the property, which is part of a row of storefronts including Teaselwood Interior Design and 3 Graces clothing boutique. “Turned out to be the Singletons,” Huntley reported, delighted. “I was told Ali was planning to open a children’s clothing store.”

GMUSD holds open forum on future of local schools —

BY PAULA BENSON
The Vermont Journal

CAVENDISH, Vt. – On Tuesday, Nov. 12, the Green Mountain Unified School District (GMUSD) held an open forum at the Cavendish Town Elementary School (CTES), from 6-7 p.m. Citizens were also able to attend via Zoom. Combined, approximately 35-40 citizens participated.

A statement from the school board regarding the open forum read, “It is an excellent opportunity for community members to share their thoughts, ask questions, and engage in meaningful conversations about the school district – especially as we are entering budget seasons.”

Just prior to 6 p.m., as peo-

ple filed into the room, additional chairs were set up, and School Board Superintendent Layne Millington waited until everyone was settled before starting the meeting. Millington took over as Two Rivers Supervisory Union (TRSU) superintendent in February after Lauren Fierman stepped down.

Millington reported that he had been holding these open forums about once per month.

“People can talk about anything they want,” Millington proposed, and told the meeting his goals were to build trust and transparency, and to be sure the community understands what the school board is working toward. He presented the meeting with

three main questions to consider: What types of changes or improvements would you like to see in our schools to address the enrollment issues? How do you feel about expanding facilities versus redistributing students to balance enrollment? And, what are you most concerned about in terms of this restructuring?

One resident asked if there was a projected number of kids expected to enter the Chester-Andover School District over the next few years.

Millington replied, “It’s pretty much a flat line.”

Attendees were in agreement that one of the most limiting factors in trying to attract new residents to local communities was lack of housing. A Chester resident

remarked, “All of our towns are struggling with the same thing. We need to work with our selectboards to find ways to encourage more people and families to move into our towns.”

One woman voiced her fear that the board was going to “jump to a solution that doesn’t actually solve the issues.” She commented that, as with past restructuring efforts, people were told they would save money, but that was not the case.

Millington turned the discussion toward education funding in Vermont. “Why did your taxes go up?” he asked the meeting. “It is because everybody in the state pays for everybody else.”

Millington was referring to Act 127, signed into law in 2022 by the state legisla-

ture, which found access to education to be “a constitutionally mandated right” and that “students must be afforded equal access to all that our educational system has to offer.” The resulting disbursement of funding, through the statewide education fund, distributes money in an equitable manner, and specific programs may vary from district to district. It is a balanced system, but makes it difficult for any individual school to save money.

Another act approved by the Vermont Legislature, Act 46, which was intended to encourage school districts to find ways to merge resources, resulted, as Millington said, in a “forced consolidation of districts.” Step one was to consolidate

districts, and step two would have been to merge schools, but the reaction to the first step put a halt to any progression of step two, reported Millington.

A proposal for a new, larger high school to be built in Cavendish, with the intent of consolidating neighboring schools, is being reviewed by the school board, and Millington said he felt the project, if successful, will bring more families and more students to the area. “A new building that can be more [energy] efficient will save money in that regard – solar, a new boiler – one big, nice, new building that will draw people in,” he stated.

Almost immediately, several in attendance balked

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CLOSED NOV. 28 + 29

The deadline for all content is **Thursday, Nov. 21, at 12 p.m.** for the Nov. 27 publication.

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Rotary hears updates on bike trail, TRSU

LUDLOW, Vt. – At its recent meetings, the Ludlow Rotary Club (LRC) heard from two speakers.

Charlie Rimer of Ludlow Area Sport Trails (LAST) updated the club about the considerable progress made on the construction of the first 3.5-mile multiuse trail on the “Back 40” behind the Ludlow Elementary School. The trail opened on June 15 to the public for biking, walking, snowshoeing, and cross-country skiing. Bikes may be mountain or road bikes, and regular or ebikes. The trail was constructed with funds provided by the Town of Ludlow using ARPA money. The fact that the trail did not get

damaged during the summer flood demonstrates the importance of having the trail built professionally. The long-term vision of the group is a well-marked path from Jackson Gore to Cavendish that is off road, accessible to all, and well-used.

Those who wish to explore the trail loops should park at the Okemo Valley TV station, go around the baseball fields, and follow the signs past the community gardens. For more information and a map, go to www.ludlowtrails.org.

Most recently, Layne Millington, superintendent of Two Rivers Supervisory Union (TRSU), spoke to the group about falling and dis-

parate school enrollments among the elementary schools, short-term capital improvements needed in the schools, and longer-term funding options. His long-term predictions of the need for additional school consolidations generated a lively discussion. Millington stated the lack of local control over local school taxes would force the issue within the next five to 10 years. Vermont ratios of students to teachers is much lower than nationwide averages, which is part of the reason education is so costly in Vermont, he stated. Rotarians suggested alternatives to be considered. Millington stated there will be opportunities for many more discussions and much more planning before any actions are taken.

OVWC November meeting

LUDLOW, Vt. – The General Federation of Women’s Clubs (GFWC) Okemo Valley Women’s Club (OVWC) held their November meeting on Monday, Nov. 11, at the Black River Senior Center in Ludlow, Vt. Elliott Greenblott from the AARP Fraud Watch held an educational discussion on computer scams, fake emails, health care fraud, what not to click on, what to do to prevent becoming a victim of scams, and what or who to contact for help with scams and/or prevention. He suggested use of a VPN; hotspots; avoiding public Wi-Fi; and avoiding emotion and attention-getting words, emails, and pleas. Greenblott also suggested installing malware software on personal computers, and explained how to create and save effective passwords. For more information about AARP

Vermont Fraud Watch, contact egreenblott@aarp.org.

The club reviewed recent efforts, including the National Day of Service held on Sept. 12, when the club held food drives at three sites in the local area. They collected 976 pounds of food to donate to local food shelves. Nationwide, GFWC clubs collected 221,142 pounds of nonperishable food items, recorded 18,159 volunteer hours, collected \$242,731 in monetary donations to food pantries and school feeding programs, and prepared 69,660 meals.

The Okemo Valley Women’s Club also hosted other clubs throughout the state for the Vermont State Fall Meeting in October, and donated bars of soap to Black River Good Neighbor Services (BRGNS). This month, the club members brought toothbrushes and toothpaste to donate to BRGNS as well. The club discussed the

upcoming annual Tree of Remembrance fundraising project, where holiday trees in both Ludlow and Proctorsville are lit throughout the holiday season to remember and honor friends, family, and loved ones from our community and beyond. Donations with the name or names of persons to remember are welcome, and may be sent to the Okemo Valley Women’s Club, attn: Tree of Remembrance, P.O. Box 100, Ludlow, VT 05149. For more information, please contact committee chair Marge Macintyre at 802-228-7178.

The next meeting of the Okemo Valley Women’s Club will be held Monday, Jan. 13, 2025, at the Black River Valley Senior Center in Ludlow, Vt. Anyone interested in more information may contact President Sally Scarp at 407-242-0901, Membership Chair Suzanne Garvey at 802-236-4341, or any club member.



Shaw’s flood wall

LUDLOW, Vt. – The flood wall at Shaw’s in Ludlow is in progress. You will note signage for the store entrance during the construction of the wall.

PHOTO PROVIDED

GMUSD

From Page 1

at the suggestion of having to bus their kids over long distances. “I can’t imagine bussing young children from Andover to Cavendish,” exclaimed one attendee.

Another worried that Andover already has a “strong home-schooling community,” and if the commute to a new school is too far for people to comfortably send their children on a bus, the result would possibly be a larger push for home schooling, which can limit government funding based on lower student enrollment

numbers.

Transportation was a top concern with many residents. Some schools have already been experiencing a shortage of bus drivers.

Some residents expressed that there had been no budget transparency on the proposal. One woman questioned the board about the research used to back up the project’s estimated costs, and that there was no guarantee that this plan would save the communities money.

Millington emphasized that there were no other, better, cheaper solutions. “All [of our] schools need millions of dollars to get them in shape, and [they] will still

be old buildings.” Many of those buildings contain PCB contaminants that are difficult and costly to remediate, as well as a host of other issues.

Regarding the contamination at the high school and whether it can be mitigated, Millington said, “The intent from the [federal] government is to fix the contamination, but whether or not they can, I don’t know.” He reported that the state had initially agreed to pay to clean up the PCBs, but then reneged when they underestimated funding needs. Several residents suggested the board follow up with that legally, questioning how the state can step away after making such a promise.

Further questions about potentially finding new ways to fund education, and whether this matter should be put to a multitownwide vote, were raised. A resident

attending online remarked that many of the promises of improvements that were made when Act 46 was being presented have not been realized. She asked Millington, “What guarantees are there that it will be different this time?”

A Chester resident implored Millington and the school board to consider education levels at the different schools as part of the plan to restructure and consolidate. “We talk a lot about enrollment, we talk a lot about expense, we don’t talk a lot about outcomes. We should really think carefully about providing the best education.”

Millington said the board would be presenting their ideas and recommendations on the restructuring proposals at the next Green Mountain board meeting, to be held on Thursday, Nov. 21, at 6 p.m., at GMUHS.

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Windham Historical Society

BY RON PATCH

802-374-0119
ronpatch27@gmail.com

This past Saturday, Nov. 16, there was a program about Windham's photographer Harry Chapman. This program was sponsored by the newly established Windham Historical Society. I went.

Windham Historical Society

During the last few months, a small group of Windham residents have been meeting to identify old Windham photographs and research the various homes, churches, industries, and schools in Windham since the town's founding in 1795. They have applied for a 501(c)(3) status, and are grateful that the school board gave them use of one of the large classrooms at the school on Windham Hill Road.

You will find them there every Wednesday, from 12-3 p.m. Current members are Susan Persa, Paul and Gail Wyman, Ginny Crittenden, Walter Woodruff, Mark and Ben Griffin, Sharon Guizik, and the Gerald Amsden family. Everyone is welcome to visit.

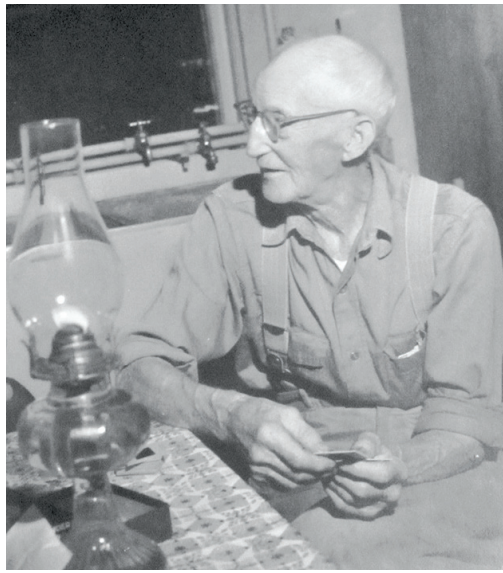
Bring your memories and pictures. The members are having so much fun discovering so many treasures. Stop and see them.

Harry Chapman

Harry Chapman was a prolific photographer of real photo postcards, thousands of his views exist. Harry had a good eye for both subject and composition. I have a few of his cards, but am always looking for more. His cards are easy to identify. On the address side of the postcard, vertically on the left side, his cards are marked "HLC, Windham, Vt." or sometimes, "Harry L. Chapman, Windham, Vt."

The slideshow

The Chapman photos were from Charlie Marchant's collection. There were several dozen views for our enjoyment. The slideshow lasted over an hour. Susan Persa did an excellent job describing different photos. Some of the more than 35 attendees added what they knew about a certain photo. It was interesting to hear



Harry Chapman as an old man. Notice the water faucets in the background.

PHOTO PROVIDED BY RON PATCH

from them.

I didn't have anything to add, but in my collection I have a few cards by Chapman of places not identified. But the slideshow included two I have. Both of those slideshow photos were identified, so I gained a little.

The only slide I can offer any information on was a slide of the Congregational Church in Center Windham, showing a steeplejack atop the steeple.



Harry Chapman (left) with little Margaret Davis Gould in Windham.

PHOTO PROVIDED BY RON PATCH

I know from donations from Ted Spaulding to the Chester Historical Society that Louis Marshall was the steeplejack in that slide.

The photo

In the photo with this article, you'll notice the wooden frame swing is marked in black letters, "STANDARD." Sitting on the left is Harry Chapman. Opposite Harry is little Margaret Davis Gould, looking into the camera. Margaret was born in 1901.

I have from a reliable source that the house in the background is a side view of the Harris place in Windham.

In my years of buying and selling antiques, I have seen odd chairs made of painted slats. These chairs were made in Union, Maine. I'll stick my neck out and say this swing might be a Union, Maine product.

Whoops

It was 1966 or 1967, I went deer hunting in Cassista's apple orchard on High Street before going to school. It was after rifle season for buck, during

doe season. I had hunted the entire rifle season, but never saw any horns.

I knew where the deer would be in the orchard. Sure enough, I jumped a couple. One ran up the hill toward Whelan's. I brought it down with one shot. Imagine my surprise to see it was a four-point buck, not exactly legal. I dragged it home, hung it up in the barn, changed my clothes, and went to high school. Dad wasn't very happy with me.

This week's old saying: "There's never a bad time to make a good investment."

Genealogy Interest Group next meeting

WINDHAM COUNTY, Vt. – The next meeting of the Windham County Genealogy Interest Group will focus on "Searching Beyond Vital Records" and "Researching the Westminster Massacre," on Saturday, Nov. 23, from 11 a.m. – 1 p.m., on Zoom only. This meeting is free and open to all. Please register at www.bit.ly/WC-GIGregister. A Zoom link will be sent before the meeting. Pose any questions that you may have for the presenters when you register.

Researching an ancestor when the paper trail of vital records disappears becomes more difficult, but there are strategies to find alternate information. In "Searching Beyond Vital Records," using his research into one of his great-great-grandparents as an example, Wayne Blanchard will present some of the things he learned in a recent course about breaking down genealogical brick walls. Although the course included such issues as finding an ancestor's origins, uncovering a maiden name, and discovering where a

family moved, his interest is in determining parentage. The challenge is not only finding alternative sources, but also analyzing the information and resolving conflicting data.

In "Researching the Westminster Massacre," Jessie Haas will talk about her process in researching the Westminster Massacre for her book "Revolutionary Westminster" (The History Press, 2011). The massacre is an extremely well-documented event, yet is commonly misunderstood and inaccurately described even by historians.

Haas states, "A close reading of primary documents; knowing that Benjamin Hall, author of 'A History of Eastern Vermont,' was a grandson of Westminster and steeped in local oral history; and now looking at the events imaginatively in writing a novel about them, have given me an understanding that the massacre was a thoroughly revolutionary event in a line running from the Massachusetts Farmers Rebellion and the Powder Alarm to the battles of Lex-

ington and Concord. I will talk about that, and my sheer luck in having the Brooks Memorial Library and my dad's personal collection to work from, as well as state archives in New York and Vermont."

Haas is the author of 41 books of fiction, nonfiction, and poetry for children and adults. Her forthcoming book, "Dearest Blood," tells the story of the Westminster Massacre through the eyes of 15-year-old Fanny Allen, then Montusan, who lived near the courthouse at the time. It picks up again eight years later, when Fanny, a young widow, meets and marries Ethan Allen in Westminster. Find out more at www.jessiehaas.com.

"The Great Fire" book discussion in Bellows Falls

BELLOWS FALLS, Vt. – Pick up a copy of "The Great Fire" by Shirley Hazzard at the front desk of the Rockingham Library, and join the discussion on Thursday, Dec. 12, at 6 p.m. The Great Fire is an extraordinary love story set in the immediate aftermath of the great conflagration of the Second World War. In war-torn Asia and stricken Europe, men and women, still young but veterans of harsh experience, must reinvent their lives and expectations, and learn from their past, to dream again. Some will fulfill their destinies, others will falter. At the center of the story, a brave and brilliant soldier finds that survival

and worldly achievement are not enough. His counterpart, a young girl living in occupied Japan and tending to her dying brother, falls in love, and in the process discovers herself. This program is free and open to the public.



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health news

Senior Solutions to hold Annual Meeting

WHITE RIVER JUNCTION, Vt. – Senior Solutions, the area agency on aging for southeastern Vermont, is excited to invite you to our 2024 Annual Meeting on Dec. 4. The meeting will be held at the Hotel Coolidge in White River Junction. Doors open at 4 p.m. for coffee, and the program begins at 4:30 p.m. Join us as our staff, volunteers, community partners, and the older adults we serve gather to share and reflect on the past year. We will present our annual Successful Aging Award.

“We are looking forward to seeing the community, and sharing all the work Senior

Solutions was able to accomplish in 2024. The Annual Meeting is a great opportunity for stakeholders to ask questions, meet our staff, and learn about our plans for 2025,” said Mark Boutwell, Senior Solutions executive director.

Dr. Jill Bowen will be the keynote speaker at the meeting. Gov. Phil Scott appointed Bowen as commissioner of the Department of Disabilities, Aging, and Independent Living (DAIL) within the Agency of Human Services (AHS). Bowen previously served as commissioner of the Philadelphia Department of Behavioral Health and Intellectual

Disability Services (DB-HIDS). She will speak about DAIL’s mission to make Vermont the best state in which to grow old or to live with a disability with dignity, respect, and independence.

The Successful Aging Award recognizes the accomplishments of an older adult who lives in one of the 46 towns that we serve, is at least 80 years old, is currently involved in activities that foster a strong community, and exemplifies an awareness of living a balanced life recognizing their spiritual health and social well-being.

LVRs offers EMR course

LONDONDERRY, Vt. – Londonderry Volunteer Rescue Squad (LVRs) is offering an emergency medical rescuer (EMR) course this winter. The course starts Jan. 6, and runs through March 17, 2025. It will take place at the LVRs squad building in Londonderry, and will meet on Monday and Wednesday, from 6-9 p.m., with one weekend day per month.

This course serves as an introduction to emergency medical services (EMS). Students will study the body’s systems, and how our bodies react to illness and trauma. Students will be learning how to treat patients in a pre-hospital setting. They will learn how to assess and treat various medical conditions, with an emphasis on airway maintenance, breathing,

and heart failure emergencies. They will also train to be prepared for multiple casualty events. The class will feature lectures, video, and hands-on training that simulates emergency situations.

The cost of the course is \$475. If a student passes the course and subsequently earns national and state certification and joins LVRs, then LVRs will reimburse the cost of the course. It is open to the public, and there is no obligation to join LVRs or any other EMS agency.

Go to www.londonderryrescuevt.org, then go to “Menu” and click on “EMR Course 2025” to sign up. You will find a course syllabus and information on how to enroll through LIGHTS, Vermont’s EMS portal.

For more information, visit www.londonderryrescuevt.org.

Patient thanks LVRs

LONDONDERRY, Vt. – On June 29, 2023, Cole Williams of Londonderry was involved in a serious motorcycle accident on Middletown Road. A passerby called 911, and within 10 minutes personnel from Londonderry Volunteer Rescue Squad (LVRs) and Londonderry Technical Rescue were on the scene. Londonderry Fire also assisted. Williams sustained multiple and potentially life-threatening injuries. LVRs personnel stabilized him and got him into the ambulance. He was transported to Springfield Hospital, while receiving care and being evaluated during the trip. Later that night he was transferred to Dartmouth Hitchcock.

After a year of treatment and therapy, as he was getting back into a normal life, he and his mother Brandi Douglass of Londonderry, wanted



Left to right: Bruno Licata, Judy Cobb, Cole Williams, Pete Cobb, and Donnie Ameden.

PHOTO PROVIDED

to meet and thank the LVRs team who provided him with the timely and expert care he received. A meeting was arranged, and Williams and Douglass thanked and presented roses to some of the members of the team.

These are the LVRs members who were involved in this call: Pete Cobb, Judy Cobb, David Nunnikhoven, Bruno Licata, Gordon Seares, Donnie Ameden, and

Jonathan Bigelow.

You can help. Volunteer, and LVRs can train you as a driver. We hold certification and licensing courses for VEFR, EMR, EMT, and AEMT. Donations are also appreciated, your contributions fund our medical supplies, equipment, fuel, and training materials.

For more information, visit www.londonderryrescuevt.org.

AIDS Memorial Quilt

BELLOWS FALLS, Vt. – The iconic AIDS Memorial Quilt signifies loss and love like no other memorial. Since 1985, when the quilt was conceived by Cleve Jones, it has served to provide context as a teaching tool for a generation that cannot comprehend the enormity of AIDS pandemic devastation in the world.

In collaboration with the Rockingham Free Public Library, the LGBT National Help Center, and Keller Williams Metropolitan Keene, Bellows Falls Pride will bring one 12-foot by 12-foot section of the AIDS Memorial Quilt to acknowledge World AIDS Day, recognized annually on Dec. 1 since 1988. The quilt can be viewed on Wednesday, Dec. 4, from 10 a.m. – 5

p.m., in the third-floor ballroom space of the library, which is elevator accessible. Members of Bellows Falls Pride will serve as docents for the exhibit, to provide information and answer questions. The event is free and open to the public.

Ian Graham, director of the library, is pleased to collaborate on this project with Bellows Falls Pride. “The Rockingham Free Public Library is honored to present this section of the World AIDS quilt on Dec. 4, 2024, and to support Bellows Falls Pride in celebrating the lives of those who have died of AIDS in the past four decades.”

The purpose of World AIDS Day is to engage communities in understanding, compassion, and hope throughout the world using this powerful visual remind-

er of the AIDS pandemic and the 36 million people who have died from AIDS worldwide. The section will feature the panel of Queen lead singer Freddie Mercury, who died from AIDS on Nov. 21, 1991.

More than 50,000 individual 3-foot by 6-foot memorial panels – each one commemorating the lives of people who have died of AIDS – have been sewn together by friends, lovers, and family members. The quilt weighs 56 tons, spans 1.2 million feet, and includes more than 125,000 names. It is now too large to display on the National Mall in Washington, D.C.

View the quilt at www.aids-memorial.org/interactive-aids-quilt. To arrange a time for a group viewing, please contact Susan MacNeil at susan@svidol.com.

On the evening of Dec. 4, Bellows Falls Pride will bring the award-winning 2023 documentary “Commitment to Life” to the Bellows Falls Opera House, chronicling the early days of the AIDS pandemic and the political indifference that created the environment that allowed the pandemic to continue to this day. Against a rich Hollywood backdrop, “Commitment to Life” documents the true story of the fight against HIV/AIDS in Los Angeles, with original footage of the times, and how an intrepid group of people living with HIV/AIDS, doctors, movie stars, studio moguls, and activists changed the course of the epidemic. Doors open at 6:30 p.m., show begins at 7 p.m. For tickets, visit www.bellowsfallsoperahouse.com/classic-film-wednesdays-2.



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CHURCH SERVICES

obituaries

BELLOWS FALLS, VT.

United Church of Bellows Falls, UCC, 8 School St.
Worship service starts at 10 a.m. every Sunday. All are welcome to attend. Following the service, there will be a time of refreshments. Many other services are offered throughout the week. If you have any questions or want to learn more, call 802-463-4323, visit the church, or find them on Facebook.

St. Charles Church, 31 Cherry Hill St.

Masses are held on Monday, Tuesday, Thursday, and Friday, at 7 a.m.; Wednesday, at 7 p.m.; Saturday Vigil Mass, at 4 p.m.; and Sunday, at 9 a.m. For more information, call 802-732-8721.

CAVENDISH, VT.

St. James United Methodist Church, 570 Main St.

Please join us Sundays at 8:45 a.m. with Pastor John Hawkins. All are welcome. For more information, call 802-674-3443 or go to www.facebook.com/stjamesumcproctorsville.

CHARLESTOWN, N.H.

North Charlestown United Methodist Church, 471 River Rd.

Worship is Sundays at 9 a.m. Holy communion is celebrated the first Sunday of every month. Go to www.facebook.com/UMCOofNorthCharlestown for more information.

Charlestown Congregational Church, 71 Main St.

Sunday service starts at 10 a.m. All are welcome. For more information, call 603-826-3335.

CHESTER, VT.

First Universalist Parish of Chester, Route 103 North

Services are Sundays at 10 a.m. in person. Sunday services run from September to early June. Contact chestervtuu@gmail.com for a Zoom link for the service.

LONDONDERRY, VT.

Second Congregational Church of Londonderry, 2051 N. Main St.

Worship service is at 9:30 a.m. in person or online. Fill out a form at www.2ndcongregationalchurchvt.org to be sent a link to the live stream.

LUDLOW, VT.

Tyson Community Church, Corner of Rt. 100 and Dublin Rd., opposite Echo Lake Inn.

Services are Sundays at 10:30 a.m. No service last Sunday of the month. Email terry.bascom@pm.me or call 802-228-2480.

PERKINSVILLE, VT.

Bow Baptist Church, 1102 Route 5, Weathersfield Bow

Sunday services are 10 a.m., 11 a.m., and 6 p.m., and Wednesday Bible Study and prayer at 7 p.m. For more information, call 802-546-4902.

SPRINGFIELD, VT.

Calvary Baptist Church, 156 Main St.

Sunday services are 9:30 a.m. in person. Services are still streamed at www.facebook.com/calvarybaptistchurchspringfieldvt. For more information, go to www.calvarylovesspringfield.com.

North Springfield Baptist Church, 581 Giddings Street, North Springfield.

All are welcome and invited to join us for worship on Sunday mornings at 10 a.m. For more information, please email the church office at office@nsbcvt.org, or call 802-886-8107. We are handicap accessible.

Precision Valley Baptist Church, 69 Rt. 106

Join our worship service every Sunday at 10 a.m. Women's Study group meets on Tuesdays at 6 p.m., and Mens Study Group meets on Wednesdays at 6 p.m. All are welcome! For more information, check out Facebook @PrecisionValleyBaptistChurch.

WESTMINSTER, VT.

First Congregational Church of Westminister, 3470

Joyce H. Miller, 1930-2024

BELLOWS FALLS, Vt. – It is with great sadness we announce the passing of Joyce H. Miller, 94, on Tuesday, Nov. 5, 2024, at Granite VNA Hospice House in Concord, N.H.

Joyce was born April 16, 1930, in Keene, N.H., the daughter of Robert and Gertrude Henry. She attended school in Keene, and graduated from Keene High School. Joyce had a successful career working for the Bellows Falls Trust Company, retiring as vice president and trust officer.

Joyce married the love of her life Saul Miller on April 20, 1956. Together they lived in Bellows Falls, Vt., and enjoyed many happy years filled with love and adventures. Joyce loved to spend time each year in Maui, in Florida, and at Wells Beach, Maine. The beach was her happy place.

Joyce was predeceased by her husband Saul Miller; brothers James, Robert, Charles, and Francis Henry; and sisters Edna Wichland, Gertrude Rousseau, and Mildred Hill.

She is survived by her sister Margaret (Peggy) Cotter; and dozens of loving nieces and nephews, including Stephan Cotter, Joyce Cotter (Arnold Englander), Margaret Roby, Kathleen (James) Smith, Mary Evans, Leslie (Glen) Skibicki, Jonathan (Martha) Henry, Jerry Rousseau, Susan Horning,



Joyce Miller, 1930-2024. PHOTO PROVIDED

Raymond (Deb) Hill, and Vincent (Bob) Wichland.

In addition, she leaves Roger (Judy) Miller, Kay Lou Miller, David Miller, Bev (David) Baldasaro, Marilyn (Tom) Frost, Tom (Chris) Miller, close friend Linda Shepard, as well as many great- and great-great-nieces and -nephews.

Calling hours will be held on Saturday, Nov. 23, 2024, from 11 a.m. – 12 p.m. A service will begin at 12 p.m., at the Fenton and Hennesey Funeral Home, 55 Westminster Street, Bellows Falls, Vt.

Burial will follow in Oak Hill Cemetery in Bellows Falls, Vt.

Arrangements have been entrusted to the care of the Fenton and Hennesey Funeral Home.

In lieu of flowers, donations may be made in her memory to Granite VNA, 30 Pillsbury Street, Concord, NH 03301, or to a charity of your choice.

U.S. Route 5

Sunday services are at 10 a.m. in our historic church and on Zoom. We have a children's message each Sunday and following church is a time of fellowship in the Hall with coffee and snacks. For more information, call 802-518-0321, email us at westminstercongoline@gmail.com, or find us on Facebook at www.facebook.com/First-Congregational-Church-of-Westminster-Inc-1506511432980057.

WESTON, VT.

The Old Parish Church, 644 Main St.

A diverse, informal, and welcoming congregation. Sunday service begins at 10:30 a.m. via Zoom. For more information, contact Jon Bliss, minister, at 802-824-4452 or email easthillfarm@vermontel.net.

Rollin C. Rowley Jr., 2024

LONDONDERRY, Vt. – Rollin Cassius "Casey" Rowley, 93, died Nov. 12, 2024, at Grace Cottage Hospital in Townshend, surrounded by family and friends.

Born into a modest family in Manchester, Vt., Casey worked hard and saved to build a comfortable life for his family.

At the early age of 16, Casey married Ruth Holton of Weston, Vt., and remained married and in love until Ruthie's passing in 2020.

He was an avid hunter and outdoorsman, traveling to Missouri twice a year to meet with lifelong friends and turkey hunt.

He founded the Stratton Ski Patrol, and was integral in building the mountain into what it is today, including helping his friend Dr. Carlos Otis establish the mountain clinic.

Londonderry locals will long remember driving past Casey and Ruthie's Londonderry farmhouse, seeing him washing his beloved Mustang, mowing his impeccable lawn, or sitting on the porch with a cold drink. He will be greatly missed by the community. Special thanks to Charity, Mora, Robin, and



Rollin Rowley Jr., 2024. PHOTO PROVIDED

all the Rowley/Wyman family friends in this difficult time.

Casey is survived by his sole daughter Susie Wyman, his son-in-law Larry Wyman, and his sole grandson Blake Wyman. A funeral service will be held at the Second Congregational Church in Londonderry on Friday, Nov. 22, at 11 a.m. Burial will follow at the Londonderry Cemetery.

Memorial contributions may be made to Casey's favorite turkey conservation nonprofit, National Wild Turkey Federation, 770 Augusta Road, Edgefield, SC 29824-0530. To send the family personal condolences, please visit www.sheafuneralhomes.com.

OBITUARIES:

A basic 200-word obituary is \$75, and \$0.50 per word thereafter. A black and white photo is an additional \$10. Email to editor@vermontjournal.com by Monday at 12 p.m.

CHURCH SERVICES:

We run Church Services on an alternating schedule. Subject to space. All services are posted online at www.VermontJournal.com.

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Londonderry, VT

calendar

CLASSIFIED/LEGAL NOTICES

NOV. 23 – SPRINGFIELD, Vt. – Sound Investment will be performing classic rock and modern country music on Saturday, Nov. 23, from 7:30-10:30 p.m., at VFW Post 771, 191 River Street. This performance is open to the public. For more information, call 802-885-6008.

DEC. 5 – SPRINGFIELD, Vt. – Senior Solutions, 38 Pleasant Street in Springfield, will hold their Annual Meeting on Thursday, Dec. 5. The meeting will begin with a coffee hour from 4-4:30 p.m., followed by the meeting from 4:30-6 p.m. Join us as our staff, volunteers, and the older adults we serve gather to share and reflect on the past year. Please RSVP to Kevin Golden at 802-731-9468 or kgolden@

seniorsolutionsvt.org.

DEC. 7 – WESTON, Vt. – The second annual Weston Rod & Gun Club Holiday Bazaar is scheduled for Saturday, Dec. 7, from 9 a.m. – 4 p.m. Tables are available for a small fee, and space is limited, so reserve early. Call or text Anna at 802-379-3161 to secure your spot and showcase your wares.

SUNDAYS – SPRINGFIELD, Vt. – The Catamount Composite Squadron of the Civil Air Patrol meets Sundays, from 3:30-5:30 p.m., at Hartness Airport in Springfield. The Civil Air Patrol is the auxiliary unit of the U.S. Air Force tasked with the mission of supporting America's communities with emergency response, diverse aviation and ground

services, youth development, and promotion of air, space, and cyber power. Cadets as young as 12 and senior members of any age make up this diverse group of volunteers.

MONDAYS – BELLOWS FALLS, Vt. – Free Tobacco Quit class led by Sarah Doyle, Mondays, from 6-7 p.m., at Parks Place, 44 School Street Extension, Bellows Falls. Dinner included. Call or text Sarah at 802-289-0045 or email sdoyle@springfieldmed.org.

BELLOWS FALLS, Vt. – Overeaters Anonymous 12-Step Recovery Program is Mondays, from 6-7 p.m., at Parks Place, 44 School Street Extension in Bellows Falls. The program is free. For more information go to www.oa.org.

PROCTORSVILLE, Vt. – On Mondays at 6:15 p.m., join Mikayla for a yoga class. Email mikayla@mikaylasmantra.net to register. Visit www.dgbodyworks.com for more information. Private classes are available.

LUDLOW, Vt. – Zumba classes, Mondays at 9:30 a.m. at the Spring House at Jackson Gore. All

fitness levels welcome. Call 802-228-1419 for more information.

LUDLOW, Vt. – Aquatic Aerobics, Mondays at 10:35 a.m. at the Spring House at Jackson Gore. Call 802-228-1419 for more information.

TUESDAYS – CHESTER, Vt. – Bone Builders Class in Chester every Tuesday, from 10-11 a.m. Classes will be held in the First Universalist Parish of Chester community room. Classes are free and open to all. Drop-in class, no registration needed. For details, contact Barbara at bwquilter1778@gmail.com.

W. TOWNSHEND, Vt. – Burger night is held every Tuesday, from 5-7 p.m., at the West Townshend Country Store, 6573 Vermont Route 30, West Townshend, Vt. There will be live music provided by a different local artist each week. For more information, visit www.westtownshend.org, call 802-874-4800, email info@westtownshend.org, or message the store on Facebook.

WEDNESDAYS – ROCKINGHAM, Vt. – Frances LeMoine Barsky facilitates a creative

writing workshop at the Rockingham Library every Wednesday, from 1-2:30 p.m. Poetry, flash/short fiction, and narrative fiction is emphasized, but not to the exclusion of other genres. Even memoirs can be included in the mix. Make sure to bring a laptop, or a pad of paper and a favorite pen. This program is free and open to the public. For more information, call 802-463-4270, email programming@rockinghamlibrary.org, or stop by the Rockingham Library at 65 Westminster Street in Bellows Falls.

THURSDAYS – CHESTER, Vt. – Bone Builders Class in Chester every Thursday, from 10-11 a.m. Classes will be held in the First Universalist Parish of Chester community room. Classes are free and open to all. Drop-in class, no registration needed. For details, contact Barbara at bwquilter1778@gmail.com.

CHESTER, Vt. – Knit Knite at Six Loose Ladies on the Chester Common Thursdays, from 5-8 p.m., and via Zoom, from 7-8 p.m.

BELLOWS FALLS, Vt. –

Genealogy enthusiast Wayne Blanchard will be at the Rockingham Library on Thursdays from 10:30 a.m. – 12 p.m. If you own a laptop, please bring it along. Both beginners and seasoned genealogists are welcome.

FRIDAYS – W. TOWNSHEND, Vt. – Pizza night is held every Friday, from 5-7 p.m., at the West Townshend Country Store, 6573 Vermont Route 30, West Townshend, Vt. There will be live music provided by a different local artist each week. For more information, visit www.westtownshend.org, call 802-874-4800, email info@westtownshend.org, or message the store on Facebook.

SATURDAYS – W. TOWNSHEND, Vt. – Taco night is held every Tuesday, from 5-7 p.m., at the West Townshend Country Store, 6573 Vermont Route 30, West Townshend, Vt. There will be live music provided by a different local artist each week. For more information, visit www.westtownshend.org, call 802-874-4800, email info@westtownshend.org, or message the store on Facebook.

HELP WANTED

LUDLOW, Vt. – American Legion Post 36 looking for full time bartender, nights, experienced. Starting \$9.50 per hour with insurance assistance. Send resume to 135 Main

Street, Ludlow, VT 05149.

FOR SALE

N. SPRINGFIELD, Vt. – 1999 2500 LS Chevy with plow. Nice aluminum body with 5th wheel, 74,000 miles. Asking \$3,500. Call 802-886-2365.

TOWN OF GRAFTON, VERMONT Invitation to Bid 20 TON DOVETAIL TRAILER

The Town of Grafton, Vermont is seeking sealed proposals for furnishing the Town with a 20-ton Dovetail trailer, which meets the Town's bid requirements and specifications. Complete bid requirements and specifications may be obtained from Morgan Wilbur, Town Administrator, PO Box 180, 117 Main Street, Grafton VT 05146. (802) 843-2552 or email townadmin@graftonvt.org

TOWN OF WESTON ROAD CREW

The Town of Weston seeks to add full-time and part-time, year-round member to our Road Crew. Candidates are required to hold a VT Driver's License and a valid CDL and participate in drug/alcohol testing.

Mail or return your resume to: Town of Weston PO Box 98 Weston VT 05161 or drop off at the Town Office. You can also email the application to selectboard@westonvt.org. Applications will be reviewed as received with the position open until filled. The Town of Weston is an Equal Opportunity Employer.

Development Review Board Town of Ludlow, Vermont Hybrid Public Hearing December 9, 2024 at 6:00pm

A public hearing before the Development Review Board for the Town of Ludlow, Vermont, will be held on 9 December 2024 at 6:00 P.M., in the Heald Auditorium, at the Ludlow Town Hall, and via Zoom.

APPLICANT: David Barrows
198 Pleasant Street Ext.
Ludlow, VT 05149
PROPERTY LOCATION: 198 Pleasant Street Ext.
Ludlow, VT 05149
Parcel No. 230802-000

REASON FOR HEARING: Application is a Flood Hazard Review for interior repairs and renovations due to damage from the Flood of 2023. This project is in the Town Residential-Commercial I district.

APPLICATION NUMBER: 508-24-FHR

The above application is available for inspection at the Ludlow Municipal Offices. Persons wishing to participate may do so in person, be represented by an agent or an attorney, by Zoom, or by writing the Board. Written communications about the application should be filed with the Board either prior to, or during, the hearing. Hybrid meeting information will be available on the agenda, posted at www.ludlow.vt.us.

Rosemary Goings
Zoning Administrator

Development Review Board Village of Ludlow, Vermont Hybrid Public Hearing December 9, 2024 at 6:00pm

A public hearing before the Development Review Board for the Village of Ludlow, Vermont, will be held on 9 December 2024 at 6:00 P.M., in the Heald Auditorium, at the Ludlow Town Hall, and via Zoom.

APPLICANT: Nicholas Alimanestianu
80 White Road
Southampton, NY 11968
PROPERTY LOCATION: 13 South Hill Street
Ludlow, VT 05149

Parcel No. 230807-000

REASON FOR HEARING: Application is to subdivide one 1.15 Acre lot into two lots consisting of 0.5 acres and 0.6 acres. This project is in the Village Residential district.

APPLICATION NUMBER: SUB 24-014

The above application is available for inspection at the Ludlow Municipal Offices. Persons wishing to participate may do so in person, be represented by an agent or an attorney, by Zoom, or by writing the Board. Written communications about the application should be filed with the Board either prior to, or during, the hearing. Hybrid meeting information will be available on the agenda, posted at www.ludlow.vt.us.

Rosemary Goings
Zoning Administrator

TOWN OF WINDHAM

The Windham Zoning Board of Adjustment will hold a public hearing at 6:00PM on December 9, 2024 at the Windham Meeting House (26 Harrington Rd.) for the purpose of hearing an appeal from James and Crystal Corriveau for a conditional use permit to demolish a horse barn on their property located at 3211 Windham Hill Rd, in the South Windham Historic District.

Members of the public may attend in person or remotely via Zoom.

Join Zoom Meeting
<https://us02web.zoom.us/j/82374374266?pwd=V2LV07rXDSTXKtPdOg5hxzRbcccOag.1>

Meeting ID: 823 7437 4266
Passcode: 845143

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For more information Visit www.charlestown-nh.gov, click on **Volunteer & Employment**. Application available on the website or come in to the Town Office at 233 Main St. Charlestown NH

**STATE OF VERMONT
WINDSOR COUNTY, SS
NOTICE OF TAX SALES**

The resident and nonresident owners, lien holders and mortgagees of lands in the Town of Springfield, in the County of Windsor are hereby notified that the taxes and/or water and sewer taxes assessed by such Town for the years, 2022-2023 and 2023-2024 are, either in whole or in part, unpaid on the following described lands in such Town, to wit:

80 Lovell Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Hubert J. Lovell and Charles I. Lovell to Adam Amsden by deed dated April 3, 2012 and recorded in Book 496 at Page 59 of the Springfield Town Land Records.

54 Reservoir Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Diana Inglesse to Zachery Beam and Ariana Davidonis by deed dated May 16, 2017 and recorded in Book 580 at Page 54 of the Springfield Town Land Records.

428 South Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Florence H. Bingham to Margaret E. Bingham and Florence H. Bingham (now deceased) by deed dated October 30, 1996 and recorded in Vol. 157 at Page 167 of the Springfield Town Land Records.

3 Hartness Avenue

For the tax years 2023-2024. Being all and the same lands and premises conveyed by Citibank, N.A. to Bernard Victor Blais, Jr. by deed dated March 16, 2009 and recorded in Book 443 at Page 323 of the Springfield Town Land Records.

33 Southridge Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by DSV SPV3, LLC to Kathleen Blanchard by deed dated December 10, 2019 and recorded in Book 624 at Page 74 of the Springfield Town Land Records.

10 Buena Vista Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Cody L. Root and Ashley R. Root to Jennifer M. Caminiti by deed dated March 15, 2022 and recorded in Book 662 at Page 78 of the Springfield Town Land Records.

1 Union Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Leland A. Taylor and Frances L. Taylor 2010 Revocable Trust to Community Restoration Corps, Inc. by deed dated August 27, 2014 and recorded in Book 540 at Page 97 of the Springfield Town Land Records.

7 School Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Connecticut River Bank, N.A. to Community Restoration Corps Inc. by deed dated May 1, 2014 and recorded in Book 532 at Page 214 of the Springfield Town Land Records.

11 Union Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Beneficial New Hampshire Inc. to Community Restoration Corps, Inc. by deed dated October 16, 2015 and recorded in Book 559 at Page 195 of the Springfield Town Land Records.

12 Central Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-4 to Community Restoration Corp, Inc. by deed dated May 23, 2014 and recorded in Book 536 at Page 125 of the Springfield Town Land Records.

22 Chester Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Merchant Bank to Community Restoration Corps, Inc. by deed dated March 31, 2016 and recorded in Vol. 562 at Page 136 of the Springfield Town Land Records.

35 Patnode's Way

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by the Tax Collector's Deed of Barbara A. Courchesne, Collector of Taxes for the Town of Springfield to Community Restoration by deed dated November 19, 2021 and recorded in Book 655 at Page 142 of the Springfield Town Land Records.

52 Valley Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Michael Curran, Executor of the Estate of Franklin E. Curran to Community Restoration Corps Inc. by deed dated December 18, 2020 and recorded in Book 637 at Page 25 of the Springfield Town Land Records.

61 Furnace Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Town of Springfield to Community Restoration Corps, Inc. by deed dated December 16, 2020 and recorded in Book 637 at Page 70 of the Springfield Town Land Records.

67 Furnace Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Donna Builder to Community Restoration Corp Inc. by deed dated May 19, 2015 and recorded in Book 551 at Page 59 of the Springfield Town Land Records.

104 Union Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by United States District Court for the District of Vermont, Order of Confirmation in the matter entitled United States of America v. Andrew Kingsbury, et al. to Community Restoration Corps, Inc. by deed dated December 23, 2015 and recorded in Book 559 at Page 200 of the Springfield Town Land Records.

104 Valley Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Clifford Bergh and Eliza Greenhoe-Bergh to Community Restoration Corp, Inc. by deed dated October 21, 2015 and recorded in Book 556 at Page 89 of the Springfield Town Land Records.

105 Clinton Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Stella M. Dempf to Community Restoration Corp, Inc. by deed dated July 23, 2015 and recorded in Book 552 at Page 212 of the Springfield Town Land Records.

30 Precision Drive

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Advanced Drainage Systems, Inc. to Ernest LLC by deed dated July 1, 2021 and recorded in Book 646 at Page 297 of the Springfield Town Land Records and by deed from Gurney Brothers Construction, Inc. to Ernest LLC by deed dated June 29, 2021 and recorded in Book 646, Page 303 of the Springfield Town Land Records.

54 Route 106

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Stantec Consulting Services, Inc. to Ernest LLC by deed dated April 13, 2021 and recorded in Book 642 at Page 338 of the Springfield Town Land Records.

141 Grover Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Anna Orobello to Steven S. Guerri by deed dated December 6, 2022 and recorded in Book 674 at Page 271 of the Springfield Town Land Records.

945 Eureka Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Merrilee J.M. Fortune Living Trust to David Hatch by deed dated June 11, 2020 and recorded in Book 627 at Page 33 of the Springfield Town Land Records.

2 Pinebrook Lane A-6

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Eaton Spousal Revocable Trust Dated April 28, 2005 a/k/a Elwin and Nancy Eaton Irrevocable Trust to Jeremy Holmes by deed dated February 21, 2023 and recorded in Book 677 at Page 242 of the Springfield Town Land Records.

100 Harvard Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by John W. Reynolds and Robert T. Reynolds to Samuel Armstrong Hensel-Hunter by deed dated September 30, 2012 and recorded in Book 508 at Page 75 of the Springfield Town Land Records.

32 Valley Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by The Bank of New York Mellon to William Hunter and Vermont Department of Housing and Community Development by deed dated September 11, 2018 and recorded in Book 602 at Page 334 of the Springfield Town Land Records and Housing Recovery Fund and Housing Subsidy Covenant dated October 19, 2021 and recorded in Book 653 at Page 335 of the Springfield Town Land Records.

1 Slack Avenue

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Edson C. Tefft and Mildred E. Tefft to Ralph A. Jacobs and Kathryn S. Jacobs (now deceased) by deed dated July 1, 1976 and recorded in Book 71 at Page 202 of the Springfield Town Land Records.

128 Olive Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed to Roy F. Kempf, Sr. (deceased) and Joan M. Kempf by deed of Elmer and Elizabeth DeRosia dated September 18, 1987 recorded in Book 89 at Page 174-175 of the Springfield Town Land Records. Also being all and the same lands and premises conveyed to Roy F. Kempf, Jr., Carol-Lee A. Ripley, Edward T. Wilson, Jr., Mark Wilson and William P. Simoneau, Sr. by the deed of Joan M. Kempf said deed dated October 31, 2008 and recorded in Book 436 at Page 215 of the Springfield Town Land Records.

269 Brook Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Eileen S. Rupsis and Steven A. Rupsis to La Sable Ruby, LLC by deed dated February 21, 2023 and recorded in Book 677 at Page 314 of the Springfield Town Land Records.

650 Brook Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Mark L. Tapper to Guy A. Lariviere by deed dated November 6, 1991 and recorded in Book 102 at Page 74 of the Springfield Town Land Records.

30 Commonwealth Avenue

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Seth T. Lauritsen and Stephen F. Greene to Seth T. Lauritsen and Monica Lynn Lauritsen by deed dated March 6, 2020 and recorded in Book 623 at Page 294 of the Springfield Town Land Records.

284 Kirk Meadow Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Nicholas Paige and Marguerite Paige to John David McCarthy by deed dated November 28, 2018 and recorded in Book 605 at Page 60 of the Springfield Town Land Records.

6 Wall Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Ershel O. Patterson to Kevin G.A. Melloy by deed dated September 10, 2021 and recorded in Book 650 at Page 316 of the Springfield Town Land Records.

456 Old Connecticut River Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by General Morris Estate, LLC to Scott Redding Mixer by deed dated April 7, 2020 and recorded in Book 625 at Page 49 of the Springfield Town Land Records.

450 Carley Road

For the tax years 2023-2024. Being all and the same lands and premises conveyed by Barry Andrews and Jean Andrews to Earl W. Moul, Jr., Earl W. Moul, III and Lisa Moul by deed dated September 5, 2014 and recorded in Book 538 at Page 96 of the Springfield Town Land Records.

24 Fairground Heights

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Vernon H. Ure and Aino K. Ure Revocable Trust Under Agreement Dated January 9, 1997 to Jason E. Nadzam by deed dated September 28, 2022 and recorded in Book 671 at Page 294 of the Springfield Town Land Records.

53 Brockway Mills Road

For the tax years 2023-2024. Being all and the same lands and premises conveyed by Town of Springfield to Richard A. Parry by deed dated August 14, 2014 and recorded in Book 539 at Page 297 of the Springfield Town Land Records.

18 Cypress Lane

For the tax years 2023-2024. Being a Titan Homes Brentwood; Serial No. 19-98-023-3224 conveyed by Citation Mobile Home Sales, Inc. to Gerrie A. Perry and Clayton J. Perry by Mobile Home Bill of Sale dated October 27, 1997 and recorded in Book 169 at Page 216 of the Springfield Town Land Records.

20 Orchard Lane

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by John E. Polidor to John E. Polidor and Robin A. Polidor, husband and wife, by deed dated December 4, 1996 and recorded in Book 158 at Page 17 of the Springfield Town Land Records.

26 Fairground Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Jeanette A. Turcio and Carol Daley to Michelle L. Porter by deed dated January 13, 2017 and recorded in Book 574 at Page 270 of the Springfield Town Land Records.

6 Bellows Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Richard M. Veysey, Jr. and Ann Marie Veysey to Ram Enterprises, LLC by deed dated October 14, 2014 and recorded in Book 540 at Page 215 of the Springfield Town Land Records.

220 Front Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by David R. Martel and Barbara C. Martel, Trustees of the Martel Family Revocable Trust U/A Dated April 14, 1987 to Ram Enterprises, LLC by deed dated March 9, 2018 and recorded in Book 594 at Page 20 of the Springfield Town Land Records.

6 Mineral Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Marta C. Reichenbecher f/k/a Marta C. Ruck and Edward E. Ruck to Marta C. Reichenbecher by deed dated July 20, 2006 and recorded in Book 382 at Page 102 of the Springfield Town Land Records.

25 Holt Street

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Jody T. Smith and Linda M. Smith to Bradley A. Reynolds and Ashley M. Reynolds by deed dated July 30, 2019 and recorded in Book 615 at Page 39 of the Springfield Town Land Records.

15 Cemetery Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Estate of Eva E. Morris to Machias D. Rhodes and Diana L. Rhodes by deed dated April 9, 2010 and recorded in Book 463 at Page 244 of the Springfield Town Land Records.

85 Perley Gordon Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Felicia B. Murray Revocable Trust Under Agreement Dated August 8, 1991 to Kim Tacy Bartlett and Lea-Ann Tacy Bartlett by deed dated June 6, 2019 and recorded in Book 612 at Page 152 of the Springfield Town Land Records.

0 Northfield Drive

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Allan Demers to Linda H. Tunkel Revocable Trust U/A Dated May 19, 1987, Renee H. Tunkel and Elaine Tunkel by deed dated August 16, 2014 and recorded in Book 543 at Page 106 of the Springfield Town Land Records.

5 Juniper Hill Road

For the tax years 2022-2023 and 2023-2024. Being all and the same lands and premises conveyed by Henry F. Robinson and Louise B. Robinson, Co-Trustees of the Robinson Revocable Trust U/A October 8, 1997 to Richard M. Veysey, Jr. and Ann Marie Veysey by deed dated July 8, 2005 and recorded in Book 342 at Page 298 of the Springfield Town Land Records.

17 Crescent Street

For the tax years 2023-2024. Being all and the same lands and premises conveyed by Christopher Story, VI to Roger V. Woods by deed dated November, 2020 and recorded in Vol. 636 at Page 249 of the Springfield Town Land Records.

and so much of said lands will be sold at public auction at Springfield Town Office, 96 Main Street, Springfield, Vermont, a public place in such Town, on the 12th day of December, 2024 at Ten O'clock in the forenoon, as shall be requisite to discharge such taxes with costs, unless previously paid.

You have the right to request in writing, at least 24 hours prior to the tax sale date set forth above, that only a portion of the property be sold to satisfy the delinquent tax bill. Should you wish to proceed with this request, you must follow the procedure set forth in 32 V.S.A. § 5254; clearly identify the portion of the property to be sold, and include a certification from the Act 250 district coordinator and the town zoning administrator that the portion identified may be legally subdivided.

If you qualify under 24 V.S.A. § 1535, you may be able to receive an abatement of the property taxes, interest and collection fees you owe to the town. Abatement means that your taxes could be reduced or eliminated. You have the right to appear before the Board of Abatement and explain why you think your taxes should be abated. To apply for an abatement, you must write to Barbara A. Courchesne, Town Clerk, 96 Main Street, Springfield, Vermont 05156.

Be advised that the owner or mortgagee, or the owner's or mortgagee's representatives or assigns, of lands sold for taxes shall have a right to redemption for a period of one year from the date of sale pursuant to 32 V.S.A. § 5260.

Dated at Springfield, County of Windsor and State of Vermont, this 8th day of November, 2024.

Barbara A. Courchesne, Collector of Town, and Town School District Taxes, Town Water, and Sewer Taxes

arts & entertainment

Songwriter gathering at the library

LUDLOW, Vt. – Join us at Fletcher Memorial Library for a songwriter gathering on Monday, Nov. 25, from 5-6:30 p.m. This acoustic session is for anyone interested in sharing an original piece of music. Stop by to listen or join in the fun.

This session is hosted by

Max Cassano. Hailing from Plymouth, Vt., Cassano frequents open mics, captivating audiences with his original compositions. When not on stage, Cassano channels his creativity into writing and recording songs in studios, where his passion for music truly shines. Call

or text Cassano with questions, or to sign up, at 802-558-3121.

Fletcher Memorial Library is located at 88 Main Street, Ludlow, Vt., and can be reached at 802-228-8921. This program is free and open to the public.

Vinegar-graining workshop at the VAULT

SPRINGFIELD, Vt. – Explore the traditional art of vinegar graining with Corinne “Corky” Bond at Gallery at the VAULT on Monday, Dec. 2, from 10 a.m. – 4 p.m.

Discover the history and artistry behind this decorative technique, and create your own stunning piece by the end of the day. With all supplies provided except your project piece, you will work through each step of the process, transforming a

simple object into a beautifully grained masterpiece.

Bring a project piece such as a simple wooden picture frame, wooden foot stool, small wooden or nice cardboard box, or any other small item with flat paintable sides. The cost is discounted for gallery members. There will be a small materials fee



Boxes showing the vinegar graining effect.

PHOTO PROVIDED



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only if you need a project. Register by Nov. 29.

Gallery at the VAULT is located at 68 Main Street, Springfield, and is open Wednesdays, Thursdays, and Saturdays, from 11 a.m. – 5 p.m.; and Fridays, from 11 a.m. – 7 p.m.

For more information, call 802-885-7111, email galleryvault@vermontel.net, or visit www.galleryvault.org or the gallery's Facebook and Instagram pages. Gallery at the VAULT is handicap accessible.

Folk singer-songwriters at Next Stage

PUTNEY, Vt. – Next Stage Arts and Twilight Music present a triple bill of contemporary folk singer-songwriters – Hayley Reardon, Sam Robbins, and Emily Margaret – on Friday, Nov. 29, at 7:30 p.m., at Next Stage.

Reardon is a critically acclaimed singer-songwriter and a storyteller in the truest sense of the word. Her songs serve as postcards from an artist brave enough to take the road less traveled. Reardon dove headfirst into music at the young age of 15, and has spent much of the past decade writing, recording, and performing music around the world. With more than 85 original songs released to date, Reardon's music has been featured on multiple Spotify and Apple Music editorial playlists, boasting more than 7 million streams on Apple Music alone.

Raised in a coastal Massachusetts town north of Boston, Reardon spent three years based in Nashville, followed by six years carrying her songs and stories all over the globe. She has played nearly 300 shows across Europe, and was awarded a six-month artist-in-res-

idency program in Dachau, Germany. She has shared the stage with renowned artists including Lori McKenna, Rodney Crowell, Dar Williams, and Anaïs Mitchell, and was nominated as 2023 Vocalist of the Year by the Boston Music Awards.

Sam Robbins is often described as an “old soul singer-songwriter.” A Nashville-based musician whose music evokes classic '70s singer-songwriters like James Taylor and Neil Young, Robbins adds a modern, upbeat edge to the storyteller troubadour persona. An avid performer, he has gained recognition from extensive touring, and as one of the six 2021 winners in the Kerrville Folk Festival New Folk competition, one of the largest and most prestigious songwriting competitions in the country.

A 2019 graduate of Berklee College of Music's songwriting department, Robbins is a full-time troubadour, playing over 150 shows a year across the country. He was voted one of the Most Wanted to Return artists in the 2023 Falcon Ridge Folk Festival, and was a winner at the Eddie's Attic Songwriter's shootout competition in Atlanta in 2020. In 2018, Robbins was able to audition on NBC's “The Voice”

for Adam Levine, Kelly Clarkson, Blake Shelton, and Jennifer Hudson, as the first artist to perform a Jim Croce song on the show.

Guilford, Vt.-based, 17-year-old singer-songwriter Emily Margaret blends R&B, jazz, and folk influences to create a fusion of soul-stirring melodies and intricate storytelling. With lyrics that read like poetry, her music speaks to the depths of the human experience with a sincerity that is both disarming and profound, and her voice captivates audiences as it soars from delicate fragility to boundless strength. Starting her musical journey early with the ukulele at age 4, Margaret has since attended June Millington's Institute for Musical Arts Preteen Camp, and honed her songwriting craft at the Antidote Workshop with two-time Grammy award winner Sonya Kitchell, and at the Berklee College of Music.

Next Stage is located at 15 Kimball Hill in downtown Putney, Vt. For information, call 802-387-0102. Advance tickets are available discounted at www.nextstagearts.org. There is also a livestream option. Next Stage will provide a beer, wine, and cocktail cash bar.

Steampunk fashion at Springfield Library

SPRINGFIELD, Vt. – Join Karen Antonowicz from Spirits of Fashion at the Springfield Town Library on Monday, Dec. 16, at 1 p.m., for her presentation on steampunk fashion.

What is steampunk? A mix of Victorian elements with those of the Steam Age comprise the main theme of steampunk fashion. Victorian corsets, petticoats, and lace blend seamlessly



Steampunk fashion presentation.

PHOTO PROVIDED





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with clock faces, metal findings, and gears, to create the most unique ensembles for both men and women. Explore the various characters that folks portray while embracing this modern steampunk adventure.

This event is free and open to the public. Sign up for a reminder on our calendar of events at www.springfieldtownlibrary.org/calendar.



EVENTS

outdoor news

Killington Resort ushers in independent era

KILLINGTON, Vt. – Vermont's Killington Resort, the largest ski and snowboard destination in Eastern North America, kicked off the 2024-2025 winter season on Thursday, Nov. 14, at 9 a.m. This marks the first season as an independent resort, and skiers and riders can expect big things in the coming years.

Once again, Killington is the first resort in Vermont to open for the winter season. The first turns of the season on Nov. 14 were reserved exclusively for Killington Season Pass, Beast 365, and Ikon Pass holders. The resort opened to the general public on Friday, Nov. 15, at 9 a.m., and will remain open seven days a week, weather permitting.

"We owe our snowmaking team a round of applause for getting us up and running for the 24/25 season," says Mike Solimano, president and CEO of Killington Resort and Pico Mountain. "We are...thrilled to support the Share Winter foundation with a donation in honor of those who join us for opening day."

On Nov. 14, the K-1 Express Gondola and North Ridge Quad provided access to Rime and Reason for skiers and snowboarders, from 9 a.m. – 3:45 p.m. Skiing and snowboarding will be on advanced terrain

only, no beginner terrain is available. Walking will be required on the Peak Walkway to exit skiable terrain, however ski/ride access down to North Ridge will be available thanks to increased capacity with our new fleet of low-energy snow guns. Early-season conditions exist, and snowmaking and other on-mountain operations may be in progress throughout the day on open terrain. The Killington Parks crew will have a few features set up for day one jibbing on Reason, and will continue to build out that park as early season rolls on.

Remaining a longstanding tradition, season pass holders are invited to enjoy free lunch on opening day at the K-1 Lodge, Peak Lodge, or the Subie Shack (located at the bottom of the North Ridge Quad) as a show of gratitude for their commitment to Killington Resort. In honor of opening day, the resort will provide a \$5,000 donation to the Share Winter Foundation. Through grantmaking, community building, and advocacy, Share Winter supports organizations that provide learn to ski and snowboard opportunities for youth who would otherwise not ski or ride.

Taking advantage of some of our 500 new low-energy snow guns added this sum-

mer, Killington's operations team is simultaneously prepping for the Stifel Killington Cup over Thanksgiving Weekend with top-to-bottom snowmaking on Superstar whenever conditions allow. Tickets for the event are available now at www.killington.com/worldcup.

Stay tuned to the conditions page at www.killington.com/conditions for updates.

Lift tickets are available for purchase online now. All lift tickets and rentals must be purchased online, in advance or day of, at www.killington.com.



Skiers on the North Ridge trail at Killington. PHOTO PROVIDED

Kiosks are located inside the K-1 Lodge. Season Passes can be picked up from any kiosk with the barcode you received.

For more information about Killington Resort 2024-2025 experiences and passes, visit www.killington.com.

Forestry and forest ecology at Fletcher Memorial Library

LUDLOW, Vt. – An overview of forestry and forest ecology in Vermont will be presented on Monday, Dec. 9, from 5:30-6:30 p.m., at Fletcher Memorial Library in Ludlow.

Join Hannah Dallas, county forester in southern Windsor County, for a presentation on the basics of forestry and forest ecology in Vermont. Hannah will provide some historical context for the patterns we see on

the landscape, review some terminology, provide a list of goals for forest management, discuss ways foresters mimic natural disturbance patterns through active forest management, and finish with questions



County forester Hannah Dallas. PHOTO PROVIDED

from participants. Please send your forestry questions to hannah.dallas@vermont.gov prior to the presentation if possible, and join us for a lively discussion.

Fletcher Memorial Library is located at 88 Main Street, Ludlow, Vt. This program is free and open to

the public. If you have questions about this or other programming at the library, please call 802-228-8921 or visit www.fmlnews.org.



Dylan Patrick Ward album release show at Stage 33

BELLOWS FALLS, Vt. — Dylan Patrick Ward is a folk misfit from Vermont's dirty south – actually, within walking distance of Stage 33 Live, where he played his first venue show. He's been going gangbusters ever since, earning respect in the worlds of folk and indie music for his imaginative and poignant songs steeped in irreverent dark humor about outcasts, oddballs, and people on the brink.

He's been compared to musical humorists John Prine and Loudon Wainwright, and indie-rock/antifolk legends the Mountain Goats and Paul Baribeau.

This performance is a celebration of the release of his new solo album, "Ne'er-Do-Wells."

Ian Galipeau, who produced the album, is also on the bill. An indie songwriter for hopeful cynics who cry at "It's A Wonderful Life," despise TV news, and are anxious about climate change, he doesn't just write simple love songs. Although he could.

Stage 33 Live, at 33

Bridge Street in Bellows Falls, Vt., hosts an album release show for Dylan Patrick Ward's new full-length album "Ne'er-Do-Wells," on Saturday, Dec. 7, at 7 p.m. Tickets can be purchased in

advance through www.stage33live.com, or at the door; advance tickets guarantee entry. Seating is limited to 40; the performances will be recorded and filmed.

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holiday happenings

Hosting for the Holidays at DaVallia Gallery

CHESTER, Vt. – If you're looking for ideas on how to host a great event this holiday season, a local shop in Chester is here to help. DaVallia will be holding their Hosting for the Holidays event from Nov. 21 – Dec. 8.

If you have driven on Route 103 through the Chester Stone Village over the course of the last 10 years, you've seen the evolution of a property owned by artists Michael and Jessie Alon. It is home to their family and their art and interiors business, DaVallia. DaVallia is an inspirational space designed to help others live better and enjoy their home.

Hosting for the Holidays

is a special event in which designer Jessie Alon curates room sets which are designed to inspire ideas for how to make your home extra special this holiday season. Alon has selected a diverse range of home decor pieces and handmade cookware for the event. Her favorite is their soapstone and copper pan, which they use to cook a maple pecan baked brie. Alon's jewelry studio is reinvented as a florist shop this time of year so she can create one-of-a-kind floral arrangements. "Looking online is a great start, but immersing yourself in our space is magical," says Alon. "A lot of time and energy and love is

invested, and we're here to help you create a special moment for you and your family and friends." At face value, DaVallia is a fine art gallery, but it was designed to be much more than that, and must be experienced to truly understand.

Established in 2009, DaVallia has been a five-star destination to be enjoyed. Located on Route 103 in the historic Stone Village of Chester, their gallery provides an inspiring atmosphere to experience a diverse array of art, furniture, cookware, and home goods. To learn more, visit them online at www.artfulvt.com.

Grafton Library Gingerbread House Extravaganza –

GRAFTON, Vt. – The Gingerbread House Extravaganza returns to the Grafton Public Library on Saturday, Dec. 7, from 10 a.m. – 4 p.m., as part of the village-wide Christmas in Grafton event.

The library is seeking gingerbread makers, expert and beginner alike, for participation in the Gingerbread House Extravaganza. Whether you want to show off your culinary skills, or are looking for a fun family project, the library will be delighted to display your creation. Your finished house may be dropped off the week of Dec. 2, in preparation for the big day.

For more information about submitting a gingerbread house for the Extravaganza, check out our website at www.graftonpubliclibrary.org, email us at librarian@graftonpubliclibrary.org, or stop by the library, located at 204 Main Street in the Village of Grafton. Submission forms are available online, and kindly requested by Nov. 27, so we know how many houses to expect.

Gingerbread houses will be on display to the public on Saturday, Dec. 7, from 10 a.m. – 4 p.m., and admission to the library is free. A silent auction of the amazing culinary creations will be held during the du-



Gingerbread houses. STOCK PHOTO

ration of the event, culminating on Dec. 7, at 4 p.m. Share your light by submitting a house, visit us to revel in the holiday delight, or bid on a house to take home and enjoy. We hope to see you at the library this holiday season.

NOV. 23 – S. LONDONDERRY, Vt. – The South Londonderry Free Library invites kids of all ages to a special Thanksgiving program with art teacher Casey Junker Bailey on Saturday, Nov. 23, at 10:30 a.m. Children will have the opportunity to make harvest wreaths from natural materials and painted thankful leaves to decorate the Thanksgiving table. The program is free of charge and, thanks to a generous

grant from The Stratton Foundation, each child will receive a free book to share with family and friends. For more information, contact the library at 802-824-3371.

SPRINGFIELD, Vt. – The Springfield Senior Center invites you to join them for their Christmas Bazaar on Saturday, Nov. 23, from 9 a.m. – 1 p.m., at 139 Main Street in Springfield. There will be many vendors with wonderful handmade items,

as well as a food and cookie table with many homemade treats to enjoy. A luncheon will be served.

SPRINGFIELD, Vt. – The Springfield United Methodist Church, 10 Valley Street, is having a Harvest Bake Sale during the Farmers Market on Saturday, Nov. 23, from 10 a.m. – 1 p.m. Everyone is welcome.

WALPOLE, N.H. – The First Congregational Church of

Walpole will be holding their annual Mistletoe Mart on Saturday, Nov. 23, from 9 a.m. – 2 p.m. There will be a white elephant, food, candy, cards, gifts, and miscellaneous tables. Lunch will be served from 11:30 a.m. – 2 p.m. The menu will be sausage kale, corn chowder, and butternut squash soups; chicken pot pie, sloppy joes, and grilled cheese main courses; and gingerbread, chocolate cake with peppermint icing, and

caramel apple cheesecake for dessert.

NOV. 24 – LUDLOW, Vt. – On Sunday, Nov. 24, from 11 a.m. – 2 p.m., Ludlow Streetscapes will be hosting an open house at the Book Nook on Main Street, in coordination with their holiday fundraiser. 16-inch pine bough wreaths with colorful bows are available for purchase. Pre-purchased wreaths will be available to pick up. Wreaths will also be available for purchase. In appreciation of your support, Streetscapes will be offering warm cider, home-baked goods, and lots of holiday cheer.

All proceeds directly benefit Streetscapes. Streetscapes coordinates various beautification projects throughout town, such as the flower baskets hanging along and beside the bridges.

NOV. 28 – SPRINGFIELD, Vt. – The Toonerville Trail Turkey Trot 5K Run and Walk will take place at the Toonerville Trail, at 9 a.m. This is a fundraiser for Meals on Wheels of Greater Springfield, and Springfield High School cross country. The registration fee is discounted in advance at www.runlikeardy.com/races/toonerville-trail-turkey-trot.

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37B Main St, Ludlow, VT www.brgn.org

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holiday happenings

Weston's 43rd annual Christmas Bazaar

WESTON, Vt. – If you have chosen to spend your Thanksgiving weekend amidst the tranquility and stark beauty of Vermont's "stick season," it doesn't mean you don't have access to a superior shopping experience. On Friday and Saturday, Nov. 29 and 30, Weston's Christmas Bazaar will again take place for its 43rd year. Over those years, the level of merchandise has evolved from trinkets to treasures. The hours are 10 a.m. – 4 p.m., and, as always, there is no admission charge.

In 2024, the bazaar will again take place at the Walker Farm Theater, located on the east side of Route 100, on the north edge of Weston Village, while the regular venue, the Weston Playhouse, remains closed for

repairs from the disastrous 2023 floods. We thank the Weston Theater Company for the use of this lovely space in the interim. Proceeds from the bazaar will be applied to help fund the restoration of the playhouse, which is proceeding.

Walker Farm will be full of vendors both days; all are local or regional artisans with their skills on display. There's lots of merchandise that is Christmas-related – gifts (including for yourself), decorations, and beautiful wreaths. Artisanal food vendors will offer everything from honey and jam to Christmas shortbread. You'll find lots of winter clothing items, Vermont artwork and jewelry, as well as health and wellness products. It's the gift shopping equivalent of "farm to table"

in a delightful Vermont village.

There will be a raffle with prizes that include a \$200 gift certificate to the Vermont County Store, a mystery prize to be revealed, and everybody's favorite, Vendor's Choice, one item donated by each vendor, winner take all.

Lunch will be available from Junior's popular food truck, with hot foods and "hand-helds," as well as lighter items on the menu.

Black Friday? Make it Green (Mountain) Friday and come to the Weston Christmas Bazaar. Enrich your Christmas gift list with the work of country artisans, not just the standard fare of Walmart and Amazon. You'll be glad you did.

Christmas Time Singo at United Church of Ludlow

LUDLOW, Vt. – The community is invited to kick off the Christmas season with a festive night of holiday-themed Singo, featuring live music by Ludlow musician Sammy Blanchette, on Sunday, Nov. 24, from 6:30-8 p.m., at the United Church of Ludlow, 48 Pleasant Street.

Christmas Time Singo will be led by popular Singo host Jane McGarry, and funds raised will be used to purchase disaster kits to be stored at the United Church, which has committed itself to becoming a community disaster hub.

Singo is a musical variation of bingo that uses songs instead of numbers to fill playing cards. It's fun for all ages, everybody sings along, and winners get prizes in each of three rounds. McGarry runs Singo games at Off the Rails,

Black Line Tavern (Magic Mountain), and other New England venues. Blanchette, aka Sammy B, will perform the songs live on his guitar at this special event, mixing in some Christmas songs to add a holiday twist to a fun event that usually offers recorded music.

Every dollar of the cost of the Singo Cards will go to the purchase of disaster kit materials. Learn more about Singo at www.playsingo.com. Blanchette is online at www.sammy-blanchette.net.

Over the years, the United Church has become a community gathering place in Ludlow, hosting concerts, events, dinners, game nights, and meetings of local nonprofit organizations, including Black River Good Neighbor Services' Memory Café, to support people with dementia. The first live Singo event was held in May 2024, to raise funds for the restoration of

the church's historical bell. It was so successful that the church plans to hold several per year, with all proceeds going to identified charities.

The United Church has recently taken on the project of becoming a disaster hub for Ludlow, to create a vital support system in the event of future disasters. The church will be purchasing and storing disaster relief materials, which include cleanup tools, masks, hygiene and first aid kits, food, sump pumps, and drinking water. Learn more about the United Church of Christ's disaster response resources at www.ucc.org/disaster_index/disaster_resources.

Anyone wishing to donate to the disaster kits project is invited to mail a check made out to "United Church of Ludlow" with the memo "Disaster Relief" to Bill Kneebone, receiver of offerings, at P.O. Box 12, Ludlow, VT 05149.

Brattleboro holiday market

BRATTLEBORO, Vt. – The holiday season is just around the corner, and Downtown Brattleboro Alliance, in partnership with Brattleboro Flea, is thrilled to announce the highly anticipated Market on Main. This seasonal holiday market will transform 74 Main Street, formerly Sam's Outdoor Outfitters, into a winter wonderland, featuring over 50 local artists, makers, and beloved community vendors, including Beadniks.

"Downtown is always the place to shop for unique gifts during the holidays, and this year we knew we wanted to give the community something extra special," said Kate Trzaskos, executive director of Downtown Brattleboro Alliance. Sam's Outdoor Outfitters remains vacant after shutting its doors in April last year. "Holiday shopping and Sam's go hand in hand, so we asked our partners at the Brattleboro Flea if they wanted to create some magic."

"Our vendors are thrilled to be in this iconic space on Main Street," said Julia Tad-

lock, founder of Brattleboro Flea.

Brimming with local spirit and creativity, Market on Main will open its doors on Gallery Walk First Friday, and include the first three weekends in December, bringing a cozy, festive experience to downtown Brattleboro. Visitors can browse unique, handcrafted gifts while savoring warm libations by Saxtons River Distillery, adding a toast to the holiday cheer. Beadniks, the renowned bead museum and store that recently closed due to flooding after a fire in their building, will make a special appearance. Don't miss a chance to connect with Brian and the Beadniks team for a truly memorable shopping experience.

Market on Main will be open Fridays and Saturdays, from 12-8 p.m.; and Sundays, from 11 a.m. – 4 p.m., for the first three weekends

in December.

In place of vacant windows, visitors can expect twinkle lights, evergreen accents, and the bustling atmosphere of the community coming together to celebrate the season.

Shoppers can enjoy gift wrapping by donation, with proceeds benefiting Downtown Brattleboro Alliance programs, including Bloom (the downtown flower project) and Gallery Walk. It's a perfect way to add a festive touch to your gifts while supporting local initiatives.


Limited vendor spots are available. Spaces are filling quickly, but a few spots remain open for select weekends. Interested vendors should reach out to Brattleboro Flea at Brattleboroflea@gmail.com for application details.

Forest Service grants Christmas tree permits

REGION – U.S. Forest Service officials in Vermont are welcoming the public to select and cut a Christmas tree in the Green Mountain National Forest (GMNF) with the purchase of a permit. Permits are now available for purchase either online at www.recreation.gov/tree-permits/gmnl (an additional service fee applies), or in person at GMNF offices in Mendon, Manchester, or Rochester, Vt. Full rules and conditions can also be found at this website.

In support of the Every

Kid Outdoors initiative, this year the Forest Service will again provide fourth grade students with a free Christmas tree voucher by registering at [doors.gov. Fourth graders who register must present a printed voucher to redeem a Christmas tree permit. Christmas trees for personal use may be cut in the GMNF.](http://www.everykidout-</p>
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community news

Chamber hosts NEACCE Conference

LUDLOW, Vt. – The Okemo Valley Regional Chamber of Commerce (OVRCC) proudly organized and hosted the recent New England Association of Chamber of Commerce Executives (NEACCE) Conference, bringing together over 70 chamber executives across New England and partners throughout the country. This year's conference focused on critical topics that are shaping the future of community leadership and collaboration.

The conference featured a series of engaging work-

shops and keynote presentations, including sessions on artificial intelligence, strategic planning, workforce, and building strong and resilient communities. Attendees had the opportunity to learn from industry experts and share best practices, fostering a spirit of innovation and connection.

Carol Lighthall, executive director of the Okemo Valley Regional Chamber of Commerce, was elected NEACCE Board president at the closing ceremonies. She shares, "I've been a NEACCE member and board member for almost seven

years. I've learned about best practices from New England Chamber colleagues that I've brought back to the Okemo Valley region. It's made a very big difference for us."

The conference also emphasized the importance of resilience in community-building, encouraging attendees to explore new avenues for collaboration and support. With a focus on actionable strategies, attendees left equipped with the tools needed to strengthen their chambers and better serve communities across New England.



WCYS receives 2024 Spirit of the ADA Award

WINDSOR COUNTY, Vt. – Windsor County Youth Services (WCYS) was awarded the 2024 Spirit of the ADA Award. This award recognizes employers who embody the Spirit of the Americans with Disabilities Act in employment practices. WCYS would like to thank Jennifer Stagg of VABIR for the nomination, and the Governor's Committee on the Employment of People with Disabilities for granting us this award.

PHOTO PROVIDED

Beware of holiday scammers

REGION – We barely survived one of what many feel is the scariest event of the year, Halloween, only to be threatened by something much more dangerous: the holiday shopping season.

According to CapitalOne, over 265 million Americans

engage in online shopping for several reasons, including convenience, variety, and speed. Not surprisingly, more than one-half of men surveyed prefer online over brick-and-mortar shopping, as well as 44% of women.

In many ways, online

shopping can be safer than going to big box stores and malls, but shopping via computers, tablets, and smart phones carries some risk that requires greater care and discrimination.

Here are some warning signs, protective steps, and best practices for having a less stressful shopping experience.

Everyone loves a shopping bargain, but a number of reliable commercial, nonprofit, and government agencies recommend caution when considering the purchase of deeply discounted items. Before buying online, research

average advertised prices before purchasing. More than a 55% discount should raise eyebrows. Remember the old adage, "If it seems too good to be true..."

Steer clear of shopping from social media platforms, including Facebook, YouTube, Instagram, or TikTok. Many turn to social media as their primary source for news and information, with regrettable results. Criminals are well aware of this, and post fake news, fraudulent sale offers, and misleading information. According to the Federal Trade Commission, 44% of social media

fraud involved shopping

scams. Don't automatically trust results from a browser search ("Googling"). Frequently, search engines display results in an order determined by paid advertising, not quality or popularity. For the most part, there is no regulation to protect consumers from fraud that develops from a web search.

The method of payment for online purchases can also be a trap set by criminals. Legitimate online vendors do not accept random gift cards for purchases. The same is true for government agencies. It's fine to use an Apple gift card when buying from Apple, but try using one when shopping at Home Depot. Make payments for internet purchases with credit cards, not debit cards. Credit cards provide some distinct protections, including limited liability in cases of fraud, and the ability to challenge the items on a bill before payment is required. A debit card immediately withdraws payment from your account, and challenging withdrawals can be a complicated process.

A bit more about methods of payment. Use of certain money orders, Zelle, or Venmo should be restricted to

payments made to individuals or entities with whom you are familiar – friends, relatives, and businesses. These methods of payment are basically untraceable. While you may have a receipt after making payment, finding out exactly what happened to your money may be difficult, if not impossible.

Whether dealing with a legitimate company or a scammer, be judicious regarding the amount of information you provide to a vendor. Don't provide your Social Security number unless something involves government, financial institutions, or the transfer of funds. Often, vendors will ask consumers to provide a variety of data when making a purchase. For example, you will likely be asked to complete a warranty form for the purchase of a TV or appliance. Necessary information includes product identification such as serial number, model, date of purchase, and identification of the buyer including contact. Consumers may be asked for additional information: birth date or age, income, family members, preferred leisure activities, travel experiences, the list goes on. These added

See **SCAMS** on Page 13

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community news

Jim Remy honored as Legend of the PGA

LUDLOW, Vt. – As the PGA of America prepares to elect a new president of the association at the 108th PGA Annual Meeting in Grand Rapids, Mich., it was only fitting that the meeting began by honoring Past President Jim Remy as a Legend of the PGA.

Elected in 2008 as the 36th PGA of America president, Remy became the first New England PGA Section member to ascend to the association's highest office. During his term, Remy promoted the essential role PGA of America golf professionals play throughout the industry, especially as a golf employer's most valuable asset for economic growth and development. Remy also campaigned for improving the public's perception of the fitness and healthy lifestyle values of the game of golf.

"Right from the beginning, I wanted to get involved," said Remy. "I never thought I'd be president of the PGA of America, but I got to be with the most incredible PGA profession-

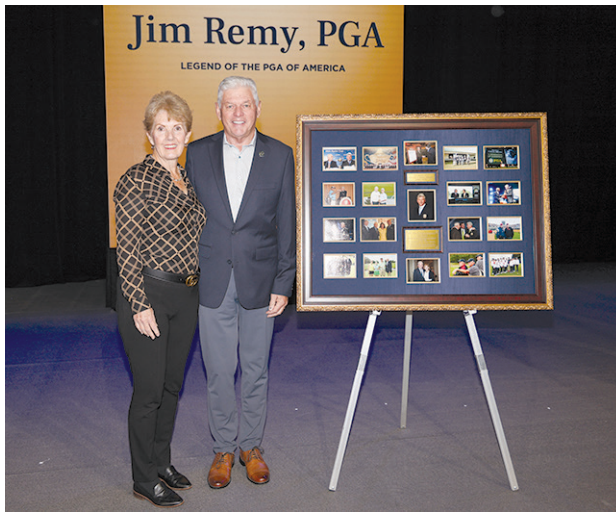
als on the board of control, who encouraged me to run. "You have to pinch yourself, because you don't realize what you've accomplished," he continued. "I live in a town of 1,500 people, we have one traffic light, my daughter's graduating class was 28, and there I was as president of the PGA of America."

Born in Leominster, Mass., Remy's first love was skiing. He grew up racing, even becoming a professional skier. But, needing a sport and eventually a job in the summer, he found golf.

His golf career began at Worcester Country Club, in 1980, site of the first Ryder Cup, when he was hired by head professional Ray Lajoie, PGA.

"After day one, he said, 'I'm going to do this for the rest of my life,'" said Darlene Remy, Jim's wife.

He became a PGA of America golf professional in 1984, and the head golf professional at the renowned Killington Ski Resort Golf Course in Killington, Vt.



Legend of the PGA of America Jim Remy poses with his wife Darlene Remy and his customized plaque of photos gifted to him on stage during the 108th PGA Annual Meeting at Amway Grand Plaza on Wednesday, Nov. 6. PHOTO PROVIDED

In 1997, Remy began building a golf operation at Okemo Mountain Resort in Ludlow. For the next two decades, he oversaw the construction, development, and management of Okemo Valley Golf Club.

Remy served in almost every capacity within the New England PGA Section, including as the section's president from 1995-1997.

Among various awards, he was named the 1997 New England PGA Golf Professional of the Year, and was inducted into the New England PGA Section Hall of Fame in 2008. He was inducted into the PGA of America Hall of Fame in 2011.

In 2004, Remy ran successfully for the national secretary position, the first

national officer elected from Vermont and the New England Section. It was the closest PGA of America election ever, taking seven ballots. Four years later, he was elected president.

"It was quite a battle, and it was the longest election in our history, it took almost three hours to get elected," Remy explained. "If you're willing to help others, you can achieve incredible things; you can't believe how many doors that open for you with that mindset."

Remy served an unprecedented six-and-a-half years on the PGA of America Board of Control. Becoming president in 2008 during a worldwide recession, Remy helped lead the prudent management of the association's budget that enabled the continuance of valuable member programs.

"We accomplished a lot in a tough time," he said. "You know, it's the people around you that make the difference, it was the PGA of America staff, it was my section, my chapter."

Notably, he presided over an emotional ceremony in 2009, nearly a half-century after the whites-only clause was eradicated from PGA of America bylaws, bestowing posthumous

membership to three African American golf professional pioneers: John Shippen, Ted Rhodes, and Bill Spiller, along with an honorary membership to boxing legend and golf diversity advocate Joe Louis.

"They say that you can't turn back time, but you can do your very best to make it right," Remy said during the ceremony in 2009.

"It was one of the greatest moments in my entire life," Remy reminisced. "It still resonates with me today."

Remy's impact on the association during his presidency is felt to this day, and his love for the game and the industry lives on.

"The thing about Jim is that he loves golf," said 2010 Ryder Cup Captain Corey Pavin, PGA, in a tribute video. "He loves everything about it. I just love to see that in someone in a position that can really influence the game of golf."

After more than 20 years at Okemo Mountain Resort, Remy was hired in 2019 by the association as a career consultant. For three years officially on the job, and even today within the New England PGA, he continues something he's done from the start, helping PGA of America golf professionals improve their lives and careers.

2025 Cavendish calendars

CAVENDISH, Vt. – The 2025 Cavendish calendars are in just in time for the holidays and annual planning. The calendar features full color photographs from local residents, and benefits the year-round work of the Cavendish Community and Conservation Association (CCCA). Calendars can be purchased at the Cavendish Fletcher Community Library or The Village Clipper in Proctorsville, or ordered online by emailing cavendishcommunityconservation@gmail.com.

"The calendar theme for 2025 is community strength and resilience,"

said Robin Timko of the CCCA. "It seems very fitting as our region continues to recover from flood damage and related challenges. Funds raised through calendar sales support our efforts to preserve, celebrate, and invest in the physical beauty and community spirit that surrounds us."

If you missed out submitting photos for the 2025 calendar contest, you're in luck. Submissions are now open for the 2026 calendar with the theme "Our Natural World." For details, visit www.cavendishccca.org.

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SCAMS

From Page 12

items are primarily used for target marketing and do not relate to the product purchased. The purpose of warranty registration is to facilitate contact in the event of a recall. The purchase receipt itself is sufficient to support a warranty claim.

You may be overwhelmed regarding online shopping safety, but there is much more information about safe online

shopping. To continue your education, visit the following websites: Better Business Bureau at www.bbb.org, Consumer Reports at www.consumerreports.org, AARP at www.aarp.org/fraud, or Google online shopping scams.

Written by Elliott Greenblatt, a retired educator and coordinator of the AARP Vermont Fraud Watch Network. He hosts a CATV program, "Mr. Scammer," produced and distributed by GNAT-TV. If you have questions or comments, email egreenblatt@aarp.org.

Weekly SUDOKU

by Linda Thistle

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Place a number in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the numbers from one to nine.

DIFFICULTY THIS WEEK: ◆◆

◆ Moderate ◆◆ Challenging
◆◆◆ HOO BOY!

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King Crossword

ACROSS

- 1 Clutch
- 6 Modern messages
- 11 "Queen of Soul" Franklin
- 12 Used a modern car service
- 14 Irish singer O'Connor
- 15 More promising
- 16 "— Mine" (Beatles song)
- 17 "Zorba the Greek" star
- 19 Hit CBS series
- 20 Morning droplets
- 22 Pump up the volume
- 23 Bit of dust
- 24 Road curves
- 26 Test monitor
- 28 Wardrobe malfunction
- 30 Sharing word
- 31 Driving instructor?
- 35 Flavor
- 39 "Les Etats—"
- 40 Hosp. areas
- 42 Earth sci.
- 43 Astern
- 44 "Star Trek" doctor
- 46 Computer acronym

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- 47 Band aide
- 49 Fly
- 51 Blood givers
- 52 Evening prayer
- 53 Newbies
- 54 Perfume compound
- 6 Start playing for pay
- 7 Black, in verse
- 8 Ballot marks
- 9 Lingerie fabric
- 10 Handles
- 11 Stage comment
- 13 Less damp
- 18 Little rascal
- 21 Feudal farmers
- 23 Jazz singer Carmen
- 25 Use a straw
- 27 Ump's call
- 29 Method
- 31 Sentry
- 32 Walking
- 33 Lengthy list
- 34 Tolkien creature
- 36 Abrasion
- 37 Horn blower
- 38 Gantry of fiction
- 41 Italian wine
- 44 Surrealist Joan
- 45 Saint Laurent of fashion
- 48 "Le Coq —"
- 50 Follower (Suff.)

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opinion

Dear Friends, Supporters, and Voters of Windsor District,

I want to take a moment to express my deepest gratitude to each of you who believed in my campaign for State Senate. You shared your stories and campaigned alongside me for a Vermont that works for all. While the result was not what we had hoped for, our journey together has been meaningful beyond measure. Thank you especially to the 12,371 neighbors who voted for me.

Through every conversation, town meeting, and shared meal, you reminded me of the true strength of Vermont – our resilience, our commitment to each other, and our pride in the lives we build here. It has been an honor to run as your candidate, and to represent the voices of farmers, families, workers, and those striving to keep Vermont affordable and welcoming for all.

I am especially grateful to everyone who volunteered, organized, and stood by my side throughout this campaign. Your dedication and passion have left an indelible mark, and I am proud to be part of such a caring and hardworking community.

I also want to congratulate Alison Clarkson, Joe Major, and Becca White on their election to the State Senate. I look forward to seeing how we can work together to make Vermont more affordable and support all our communities.

While this may mark the end of my candidacy in this election, it is not the end of my commitment to serving Vermont. I look forward to finding new ways to continue advocating for the values we share – fairness, opportunity, and a future in which everyone has a chance to thrive.

Thank you for your trust and your belief, I am forever grateful for your support. Together, we have built something lasting – and we are just getting started!

With heartfelt appreciation,
 Andrea Murray
 Weathersfield, Vt.

Dear Editor,

A few facts about the proposed consolidation of the Rockingham, Saxtons River, and Bellows Falls fire departments into one department.

None of the current three stations will close. The proposal is that any firefighter from any current department (Rockingham, Bellows Falls, and Saxtons River), will be able to respond from any station. The current coverage map has three response areas. The proposal would combine the three coverage areas into one. For example, any local firefighter working in the town could start a response from any station, rather than go back to one of the other stations for equipment, thus saving significant time which can be so critical.

Insurance rates reflect ISO numbers, which are determined by insurance companies. The number of fire stations will not decrease; it will remain the same.

Rates should not increase, and possibly will decrease according to ISO.

All of the Town of Rockingham, including Bellows Falls Village and Saxtons River Village which are part of the town, pay town taxes, which support the Town of Rockingham budget voted on in March. The town also pays for fire trucks and equipment for all three departments, as stated in the agreement in place. This agreement benefits all town taxpayers and residents.

The town tax, paid for by all

town taxpayers, includes the operating costs for the Rockingham Fire Department. The Villages of Saxtons River and Bellows Falls also pay village taxes, which includes the operating costs for each village fire department. This means that taxpayers in the two villages pay for two fire departments.

The proposed consolidation into one department with three fire stations lays the groundwork for a new station in Saxtons River; and for needed upgrades to the Rockingham and Bellows Falls stations. One department will enhance the opportunities for federal and state grants for equipment and facilities.

The fire committee and all three local government boards

have endorsed the plan for a new Town of Rockingham Fire & Rescue Department, and it would also enhance safety for all fire personnel moving forward.

Upon approval of a combined fire department vote, a transition committee would be formed to work on the details of the merger into one department.

Petitions and fact sheets are available at the Rockingham Library in Bellows Falls, and at the Saxtons River Village Market. Please pick up a fact sheet, and if you support the proposal, please sign the petition.

Sincerely,
 Peter S. Golec
 Saxtons River, Vt.

Dear Editor,

The current supermajority in the Vermont legislature has been dissolved. The Democrats will maintain majorities in the House and Senate, but will no longer be able to override vetoes by the governor without Republican help.

The change in makeup will mean that compromise will be necessary for any major legislation to pass. The

Democratic majority will continue to drive the legislative agenda, but will need to find common ground with Republicans and Gov. Scott to enact new bills.

Controversial measures, such as the Clean Heat initiative, face an uncertain future. The law, which was enacted last year by overriding a gubernatorial veto, would have increased the cost of heat-

ing fuels to fund other energy measures. It is slated to return to the legislature in January for another approval, which is now less likely. The original sponsor of the measure, Sen. Chris Bray, D-Addison, was one of the lawmakers to lose re-election last week.

Education finance changes are also on the table, given the pushback from voters on increased property taxes. The legislation, which passed last session via a veto override, set up a two-year commission to come back and recommend changes. Many lawmakers do not believe we can wait two years, and that action needs to be taken sooner rather than later.

Other laws enacted over vetoes could be revisited, but that would take the legislative majority to reconsider

their past votes, and might be too high a hurdle.

While Gov. Scott successfully campaigned hard for candidates to achieve more balance at the State House, he urged newly elected and re-elected lawmakers to put aside the “D” or “R” after your name and work for your communities, not your party. He further said, “...at the end of the day, we’re all on Team Vermont.”

Full letter published online at www.vermontjournal.com.

Written by Rep. Jim Harrison, Rutland-11 District. Submitted by Rep. Kevin Winter. Winter is the state representative for Ludlow, Mount Holly, and Shrewsbury. He can be reached at Kcwinter5783@gmail.com or 802-245-4190

LETTERS TO THE EDITOR

Subject to space. May be edited for clarity, grammatical errors, and libelous statements. Must be kept under 400 words. Must include name and town for publication. Viewpoints do not necessarily reflect the views of The Vermont Journal & The Shopper.

POLITICAL LETTERS

Due to the volume of political letters we receive during elections, and the increased cost of adding pages to the paper to print them all, political letters are charged at the rate of \$75 for 200 words, and \$0.50 per word thereafter. Political letters include endorsing, electioneering, or campaigning for, or against, a specific candidate or party.

Weekly SUDOKU

Answer

8	3	7	2	6	9	1	4	5
6	1	9	8	4	5	2	3	7
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1	5	4	3	2	7	9	6	8
9	7	6	5	8	4	3	1	2
2	8	3	9	1	6	7	5	4

King Crossword

Answers
 Solution time: 21 mins.

GRASP	TEXTS
ARETHA	UBERED
SINEAD	ROSIER
IME	QUINN
DEWS	AMP
ESSES	PROCTOR
RIP	OUR
GOLFPRO	TASTE
UNIS	ORS
AFT	MCCOY
ROADIE	AVIATE
DONORS	VESPER
TYROS	ESTER

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 12/7 & 12/14 \$275, includes materials

Painting the Winter Landscape in Watercolor
 with Rob O'Brien, 1/11/25 9:30-4 \$85

Open Wall: Glistening Wonders
 (01/15/25 - TFN - 13)

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real estate

Buying and selling a house at the same time

REGION – Buying a new home while selling your current one is a balancing act. Here are some practical tips to help you succeed as both a buyer and seller.

Buying a new home at the same time as you're selling your old home is all about timing – and some luck, of course. And while you can't control everything that happens during the complicated buying and selling process, there are some things you can do to set yourself up for smooth closings – maybe even on the same day.

Consider this key information on how to buy and sell a house at the same time.

The state of the real estate market in your area is often the biggest factor in timing your home purchase and sale correctly. Knowing what kind of market you're in is important whether you're just moving across town, or if you're moving across the country. If you're selling in one market and buying in another, you'll

need to factor that into your timing. The length of time it takes to buy and sell can vary dramatically depending on the local real estate scene.

In a buyer's market, there are more homes available than people looking to buy. In a buyer's market, you'll likely have an easier time finding your new home than you will selling your old home. Sellers may be willing to accept a contingent offer, which means you agree to purchase their home contingent on selling yours first – more on that later.

In a seller's market, there are more buyers in the marketplace than there are homes available. In a seller's market, your current home will likely sell more quickly than you'll be able to find a new home. Consider asking your buyers to do a rent-back after closing to allow you time to find your new place.

Buying and selling at the same time can be complicated, and at times over-

whelming, so it's helpful to have a pro by your side. An experienced local agent will not only be able to help you determine the market value of your home, but they'll be able to talk you through timing, strategy, and negotiation.

After you've chosen an agent and gotten a feel for your local market, it's time to know your numbers. Reach out to both your mortgage lender and your financial planner to see what's feasible based on your financial situation. The amount of liquid cash, the amount of equity in your home, and the loan products you qualify for can all factor into which path you take.

Part of researching your equity is knowing how much your house will reasonably sell for in the current market. Consider completing a preinspection so you know how much work needs to go into your house before selling, or the types of concessions you'll have to make to a buyer to cover those repairs.

If you're selling a house with a mortgage, do some initial research to find out how much equity you have – meaning the amount left over when you take the current market value of your home and deduct what's remaining on your mortgage. Also, consider if you'd be able to purchase without tapping into that

equity. Remember, the equity you have in your home won't be accessible until after the sale closes.

Buying a house before selling

If you choose to buy a second home before selling your current home, here are some ways to make it happen.

Make an offer with a sale contingency. In this scenario, you'll focus on finding a new home before you list the old one. Once you find a house you love, you'll submit your offer with a sale and settlement contingency, which means you'll buy the home only if you can successfully sell your existing home. Typically, the sellers of the home you're buying are still allowed to seek other offers. Contingencies typically work best in buyer's markets, when the seller is less likely to get another offer.

Request an extended closing. If you're confident that your existing home will sell in a short period of time, you can request to extend the closing date of your new home, past the standard 30-45 days. This will give you enough time to sell your current home and use your home equity to buy another house. Just like with contingent offers, you're more likely to have success with this strategy in a buyer's market.

If you're in the financial position to do so, the sim-

plest route is to use your savings to pay your new down payment, then sell your old home after the dust settles. Keep in mind that you'll also need money to cover closing costs, inspections, and moving expenses.

Purchase with a home equity line of credit (HELOC). A HELOC allows you to borrow against the equity in your current home. If you qualify, you could use a HELOC to access money for your down payment, then pay it off when your home sells.

Purchase with a bridge loan. A bridge loan is a short-term loan offered by a bank to cover your down payment, just until your sales close. Make sure to talk to your banker about this option early in the process, because not all banks offer this product, and it can be hard to qualify.

Rent out your first home. If you don't need the money from your first home to make your down payment on the new home, you could always find renters for your old home, which would allow you to cover the mortgage costs while delaying the need to sell at the same time as you're buying.

Selling a house before buying

If you've decided to sell your current home first, here are some steps you can take to make the process a bit smoother.

Make an offer with a set-


tlement contingency. In this case, you'll list your house first, then once you have an offer in hand (but before closing), you start looking for your new digs. When you find a house you love, you'll submit an offer with a settlement contingency, which means you'll buy the home contingent on the sale of your existing home closing. This works best in a seller's market, where you can expect to receive offers on your existing home fairly quickly.

Find a temporary rental to live in. Yes, you'll have to move twice, but sometimes closing one sale before starting another one can be the least stressful option, as it takes the pressure off the timing and gives you the time to find a home you really love.


Sign a rent-back. A rent-back provision is when you go through with the sale of the home, with the agreement that you can rent the home back from the new owners (and keep living in your home) for one or more days. This option can give you more time to shop for your new home, while still giving you access to the money from your sale. Keep in mind that this option works best in a seller's market, where buyers have to be more flexible with contract terms in order to get the home they want.

Information provided by Zillow Group.

BUYING OR SELLING? MEET THE PROFESSIONALS



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