

CLASSIFIED ADS

classifiedads@valleyreporter.com

(802) 496-3928

Commercial Rentals

WAITSFIELD VILLAGE: The Fuller House office space available. Includes heat, electricity, trash, plowing. Available now. (802) 355-5442 anytime. RO

APPROXIMATELY 1100 SQ FT, prime Route 100 space, available July 1, has parking lot. Old Church, Waitsfield Village. (802) 879-1983. 08-10P

Residential Rentals

RENTAL CENTRAL: Lincoln Peak Properties will find you a property to rent or renters for your property. 496-8000. 08-10P

APARTMENTS AVAILABLE! We currently have the following openings in Waitsfield, VT: The Evergreen Place Apartments (1 bedroom vacancy) and the Mad River Meadows Apartments (2 bedroom vacancy). We are also accepting applications for our waiting list. Tenant or co-tenant must be 62 or older or a person with a disability. Rent is based on income and includes utilities. For more information or to apply contact Central Vermont Community Land Trust office at 802-476-4493 ext. 230 or download a rental application at www.cyclt.org. Equal Housing Opportunity. 04-09P

COZY, BRIGHT 1BR, North Hollow Rd., Granville. Private entrance, deck, beautiful view, clean, washer/dryer use. Pets negotiable. \$700 incl. util. Judy Wood, 767-3008. 06-08P

STUDIO APARTMENTS: \$490, \$450 & \$400 per month, all utilities included. Rt 17, The Garrison. Sorry, no pets. (802) 496-2352. 52-20P

1 BEDROOM + LOFT, nicely furnished. \$725 per month, all utilities included. Good until December 1. Sorry, no pets. The Garrison, (802) 496-2352. 51-20P

WAITSFIELD: 1 BEDROOM apartment near covered bridge, nice yard. References. \$750/month plus utilities. \$250/week. (802) 583-9463. 04-09P

Publisher's Notice

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, marital status, familial status or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

To file a complaint of discrimination, call the Vermont Human Rights Commission toll free at 1-800-416-2010 (voice and TTY) or call HUD toll free at 1-800-669-9777 (voice) or 1-800-927-9275 (TTY).

SMALL EAST WARREN APT, laundry on site. Heat, electric, plowing and trash removal included. Small well-behaved pets OK. \$525 per month. 496-7627. 04-09P

2BR CONDO, newly remodeled, quiet wooded setting, convenient to Waitsfield, pool & tennis courts. No pets or smoking. \$825/mo. Plus first, last and deposit. 496-9400. 04-09P

CENTER OF THE VALLEY, large 1BR furnished condo, \$650 per month, gas heat, electricity included. Sorry, no pets or smoking. Incredible swimming hole! Term, month to month or seasonal. Occupancy July 1. Call 496-2948 or psj@madriver.com. 07-08P

TWO BEDROOM APARTMENT in Moretown Village. \$850 per month. 1 year lease. References required. 496-6080. 07-10P

CONDO: LONG-TERM rental @ Sugar Run, one bedroom + loft, nicely furnished, with woodstove. \$725/month. 496-2128. 07-08P

WARREN, OFF LOWER Access Road. 2BR duplex apartment, propane heat/hot water, washer, dryer and dishwasher. Dead end road, well maintained. 12 month lease. \$850/month, first, last, plus security. 496-7947. 07-12P

2+ BEDROOMS, multi-level apt. for rent in Warren Village. \$925 per month plus utilities. Pets neg. References a must. Call 496-5984 or 595-9735. 07-09P

FAYSTON 1BR MULTI-LEVEL apartment with guest sleeping loft. 2 decks, lots of storage. Secluded setting near Irasville. \$750/mo plus utilities. 496-3029. 08-09P

TOWN OF FAYSTON 866 NORTH FAYSTON ROAD NORTH FAYSTON, VT 05660

June 15, 2011

To: Residents of Fayston
From: Fayston Selectboard
Re: Roadside Mowing

Please be aware that roadside mowing will begin between June 20th and July 5th, 2011.

If there are any invasive species that you wish to remove from the edges of your properties please do so as soon as possible.

If you have any questions please contact us at faystonsb@madriver.com.

TOWN OF WARREN PUBLIC NOTICE ZONING ACTION PENDING ADMINISTRATIVE REVIEW

The Warren Zoning Administrator is considering the following application for Administrative Review, as per Article 9, Section 9.8 (F) Administrative Review.

Application 2011-09-CU-AR Amendment to Conditional Use approval 2007-04-CU issued June 20th, 2007; Summit Ventures NE, LLC. Requests administrative review to relocate the beginner portions of the existing mountain bike terrain park features to a new location adjacent to the Sugarbush Village Lot. This will be reviewed as an amendment to their Conditional Use Permit, issued by the DRB on June 20th, 2007 (SUMMIT VENTURES NE LLC #2007-04-CU). The purpose stated in the applicants request is;

The beginner mountain bike skills park will be a single track mountain bike trail loop that runs from the plaza between the Farmhouse and Schoolhouse buildings across the ski trails Easy Rider and In Road down to and across the Heli lot and back up to the Farmhouse plaza along the northern side of the Schoolhouse. Currently all terrain park features are located at the base of the Gondolier trail. Separating the advanced and teaching terrain features will improve rider safety, terrain access for beginners, and provide a better riding area for new and learning riders. The track will be constructed by removing the vegetation within trail tread and installing drainage and erosion control. Dirt from the parks current location will be moved for the burned turns and "rollers". An oval track approximately 30' by 20' will be constructed in the Heli Jot. The purpose of this section of trail is to provide beginners an introduction to what can be found on trails on the mountain and allow practice in an easier environment. This application requires review under Article 2, Zoning Districts & District Standards, Table 2.7, Sugarbush Village Commercial District and Article 5, Development Review, and Article 9, Section 9.8 (F) Administrative Review, of the Warren Land Use and Development Regulations.

The decision of the Warren Zoning Administrator will be issued on July 14th, 2011.

Pursuant to Article 9, Section 9.8 (F) Administrative Review (1) (d). The standards require notice to the abutting land owners as well as the members of the DRB, and if any interested person, including a DRB member, feels this application should be reviewed by the DRB instead of the Administrative Officer then they may file such a request with either the Secretary of the Development Review Board or the Town Clerk within fifteen (15) days of the date of this published notice, June 23rd, 2011 (before July 7th, 2011) of the formal notice of this decision by the Administrative Officer.

Plans for these projects are available for public review at the Planning and Zoning office located in the Warren Municipal Building at 42 Cemetery Rd, in Warren Village, during regular office hours. If you have any questions regarding these applications/hearings, please do not hesitate to contact the Planning and Zoning Office located on the first floor, conference room (old library). You may also email us at zoning@warrenvt.org

Vacation Rentals

OLD HANCOCK HOTEL suites for rent, full kitchen, private bath, very reasonable rates. (802) 767-4976. 08-10P

Services

WRITING, EDITING and proof-reading services available. Professional and reliable. Reasonable rates. References available. 496-4484. RO

FREE SUPPORT TO FAMILIES of children with special needs. Anything from navigating the education system to accessing resources. Call Cheryl at 496-4690 or Julie at 496-5610. RO

classifiedads@valleyreporter.com

Sales

25-30 hours a week

Weekly newspaper seeking highly motivated self-starter to join our team as an ad representative. Responsibilities include servicing existing accounts, cultivating new prospects and helping to create an award winning community newspaper. Experience in web sales a plus but not a prerequisite. Flexible schedule • Commission plus mileage.

Send resume and letter of interest to:
The Valley Reporter • attn: Jeff
P.O. Box 119 • Waitsfield, VT 05673
EOE or email: jeff@valleyreporter.com



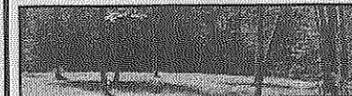
Lincoln Peak Properties, LLC

Real Estate • Property Management

RENTALS

We have both long term and seasonal rentals available -- please call us if we can help you with your rental needs.

LAND



2 Unique Parcels each adjacent to Blueberry Lake and Green Mt. National Forest.
Lot 1 has 3.27 acres and septic for 3 bedrooms, \$130,000.
Lot 2 has 7.57 acres and 4 bedroom septic, \$175,000.

3 lots with views

Lot 2: 3.2 ac. Easy to develop, close to both mountains. Permits for 4BR. Cost of septic & road incl. \$135,000

Lot 3: 4.4 ac permits for 4BR. Views of Lincoln Peak. Private, dead end road. Incl. cost of septic & road. \$155,000

Lot 4: Premier lot of 6.2 ac with big views. Build your dream house here. Permits in place for 4BR. \$235,000

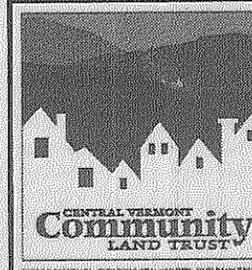
CONDOS

Powderhound - Great Value! 1BR, sleeps 4, hot tub, bus to ski slopes, own September thru May (75%), owner financing available. \$21,000

4403 Main Street
P.O. Box 802
Waitsfield, VT 05673

802-496-8000
LincolnPeakProperties.com

Fax: 802-496-5775



APARTMENTS AVAILABLE

in WARREN, VERMONT
The Wheeler Brook Apartments

Located on the Sugarbush Access Road, the apartments feature hardwood floors, mountain views, onsite laundry and covered porches. Heat, solar hot water, trash removal, and 24 hour emergency maintenance are included in rent.

| One Bedroom | Two Bedroom | Three Bedroom |
|--|--|--|
| \$615 | \$725 | \$875 |
| (Minimum monthly household income to qualify: \$1,538) | (Minimum monthly household income to qualify: \$1,813) | (Minimum monthly household income to qualify: \$2,188) |

*Income restrictions do not apply to Section 8 recipients.

| Maximum Annual Household Income to qualify | | | | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| 1 person: \$28,440 | 2 people: \$32,460 | 3 people: \$36,540 | 4 people: \$40,560 | 5 people: \$43,860 |

For more information or to apply, contact
Technical Planning & Management, Inc.
6971 Main St # 4, Waitsfield, VT 05673-6223
(802) 496-9400

