



502 Cass Road / Slatyfork / WV / 26291
PO Box 377 / Snowshoe / WV / 26209
www.snowshoedistrict.com
681.202.7171

Important Notice To:

All Residential, Commercial and Undeveloped Owners of Real Property located within the boundaries of the SRCD

This letter is to remind you that the next **Regular Board meeting of the SRCD** is scheduled for November 14th at 8:30 AM. All Owners are invited to attend in person at the SRCD office located at 502 Cass Road or via video link at: meet.google.com/jzz-scbd-soc or by phone at: 650-449-9227 PIN: 566 983 647#

The Agenda for all Regular Board meetings does have a meeting item for "Public Comment", complete details and the full agenda for the Nov 14th meeting will be posted on the District's web site (snowshoedistrict.com) early next week under the "News" tab. Owners who wish to provide comment during the SRCD Board Meeting should register to do so prior to the meeting by calling [Ruth Bachman](#) or Lisa Cutlip at the SRCD office.

This letter is also to remind you that there will be a **Public Meeting** and Vote pursuant to WV Code 7-25-15 and Section 6.01 of the SRCD Bylaws held on November 21st beginning at 11AM. All Owners are invited to attend in person at the SRCD office located at 502 Cass Road or via video link at: meet.google.com/tte-hiia-iwc or by phone at: 318-373-3860 PIN: 613 098 481# The sole agenda item for this Public Meeting is the Emergency Services Assessment.

FAQs

Emergency Services Assessment (ESA)

Frequently Asked Questions Received as of Nov 5th, 2025

1. **Q** Will this assessment ever be increased? And if so, will it have to go to another vote?
A: The ESA may **ONLY** be changed with both a Super Majority vote of the SRCD Board *and* a majority vote of approval by the Owners.
2. **Q** Do owners renting their units pay the commercial or the residential assessment?

A: Residential Home Owners, regardless of actual use or rental status, will be billed the Residential Home Owner Assessment fee. Currently the Assessment is \$50.00 annually for Residential Home Owners.

3. **Q** Why is the assessment fee necessary after recent lowering of MTA?

A: Snowshoe Mountain Inc's Mountain Top Assessment (MTA) does not fund Shaver's Fork Fire & Rescue. The SRCD assumed funding of SFF&R in fiscal 2021.

Due to extreme inflation over the last five years, operating costs at Shavers Fork Fire & Rescue have almost doubled and aging equipment desperately needs to be replaced. This fee assessment will help to fund these additional expenses without the need to increase the RSF (Resort Service Fee).

4. **Q** Is the county implementing an Emergency Service Fee?

A: Pocahontas County is struggling to find sufficient funding to provide adequate emergency services. County Commission President John Rebinski has proposed implementing a county wide Emergency Services tax on all purchases in the amount of 2%. The current proposal does exclude the Snowshoe Resort Community District from the County tax. Under Commissioner Rebinski's proposal the County would not have the financial means to fully fund SFFR as it operates today. Most likely if the fire and EMS services tax were to be collected by the County within the District it would be distributed equally among all fire and EMS services within the county and would not be nearly adequate to support SFFR in its current form.

5. **Q** Will the Emergency Service Assessment help to lower MTA?

A: No. See the Answer to #3

6. **Q** Why is the meeting and the vote occurring the same day?

A: per WV Code Chapter 7 Article 25, the public meeting is to be held the day of the vote, Friday Nov 21st, 2025

7. **Q** I do not see a maximum amount that the fee could increase from year to year. Does that mean the board determines an increase (if any) or does that get voted on by the district? If the board, how many does it take to pass?

A: See the Answer to #1

8. **Q** I thought the Ranger program fell under SRCD. Will they have access to these funds also? Initially this was talked about as a fire fee, now all of Emergency Services?

A: The Ranger department is under the SRCD. The Board may allocate the ESA monies only for emergency services necessary such as fire, EMS, or law enforcement, including the SRCD Rangers.

9. **Q** Even if we implement this, the county can add a county wide fee and then we (SRCD) would drop this one. This does not prevent the county from charging a county wide fee, is my understanding of this correct?

A: The SRCD is a 'quasi-municipality' and has obtained a legal opinion that the SRCD does qualify for the Municipality Exemption contained in the WV legislature that allows the counties to impose an Emergency Fee. As long as the District continues to fund SFFR we should not see a county fee imposed within the District. If the County were to attempt to impose a county wide tax that includes the District, most likely, The SRCD would challenge the legality of the County to impose such an emergency services tax. Failing success of the District's challenge, 1) the ESA would be eliminated and 2) funding of SFF&R would fall upon the County.

10. **Q** What is the definition of developable lot? Are the lots that do not have road access included?

A: As defined in the SRCD Bylaws; { "Undeveloped Property" means that portion of unimproved real estate, located within the District, designated for future residential or commercial use or development, as set forth on a plat detailing such proposed use or development, or, in the event no plat exists, as classified by the Assessor of Pocahontas County, the boundaries of which are recorded in an individual deed in the Pocahontas County Courthouse records. Specifically excluded from this definition is that portion of land which cannot be developed. For example, lakes, ski slopes, and designated reserves such as wetlands, etc. Road access is not a consideration.

11. **Q** What is the billing date going to be?

A: If approved by the Owner's vote on Nov 21st, 2025 and the SRCD Board at it's Regular Dec 5th, 2025, Board meeting, it is anticipated that bills will be mailed out the 1st quarter of 2026

12. **Q** Two part question on Snowshoe Mountain Resort:

- a. How is Snowshoe Mountain Resort's ownership across residential, commercial and unimproved developable property types affect the overall voting balance in the District?
- b. What percentage of the total voting power Snowshoe holds when all three property types are counted?

A: The SRCD's voting process is governed by and is compliant with West Virginia Code Chapter 7 Article 25 and the SRCD's Bylaws.

The applicable WV Code can be viewed at: <https://code.wvlegislature.gov/7-25/>

and the SRCD Bylaws can viewed at: <https://www.snowshoedistrict.com/resources>

Applicable sections of the SRCD Bylaws would include:

Article I Section 1.05 Definitions

- c) "Commercial Business Property"
- m) "Owner"
- u) "Residential Unit"
- x) "Undeveloped Property"

Article IV Section 4.01 Voting Classes
Section 4.05 Residential Property Voting
Section 4.07 Commercial Business Voting
Section 4.08 Unimproved Developable Property Voting

13. **Q** I live just outside of the District along Cass Rd. Will I be subject to the ESA tax?

A. No, the ESA is applicable only to those Owners of property and Commercial Businesses located within the SRCD Boundaries.

Please note that the District has no legal authority to impose a tax, the ESA is an Emergency Services Assessment.

14. **Q** What is the expectation for an annual revenue from this resolution? How will it be distributed within the public safety agencies you have listed? Fire, EMS, Law Enforcement

A. It is estimated that the ESA will generate approximately \$135K annually in gross revenue. The RAD Statute requires 25% (\$33,750) be placed into the District's Reserve Fund, leaving \$101,250 in spendable funds. No distribution of the ESA generated monies has been pre-determined. Allocation of the ESA funds will be a part of the next fiscal year's budgeting process.

15. **Q** What is the intent for additional EMS assistance in relationship with Snowshoe operations? Such as patrol, events and other snowshoe entities/staff? (sic)

A. The ESA will not change the Mission nor Goals of the SRCD in providing Public Safety and Emergency services within the District.

16. **Q** What about EMS, LE and fire calls into the surrounding neighborhoods that are not included within the district, are they paying a 50/150 \$ fee? (sic)

A: See the Answer to #13