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LOCAL REAL ESTATE TRENDS

KILLINGTON'S INCREASING HOME VALUES

PERMITTING STRUGGLES



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# EDITOR'S NOTE

*Demand for high-end real estate has pushed local prices to record heights. Low inventory has made offers at all levels very competitive with multiple cash offers flowing in within hours of a new listing.*

*Many have bought properties sight-unseen.*

*This special section features local real estate trends and the reasons they're unique, the unlikely reform of Vermont's Act 250 land use law and a local development plans awaiting permits, landscaping and renovation tips and tricks as well as the new master plan*

*for the grounds at Mission Farm, which includes a small amphitheater!*

*Central Vermont has always been a great place to live; now that secret is out and people are rapidly seeking all that the Killington area has to offer. While nationally real estate prices have started to come down, those trends don't apply here, local agents say.*



## MOUNTAIN TIMES

*is a community newspaper covering Central Vermont that aims to engage and inform as well as empower community members to have a voice.*

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Cover photo: A house that was recently sold in the Robinwood neighborhood of Killington.  
Photo by David Young for Killington Valley Real Estate.  
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# THE STATE OF REAL ESTATE

## Killington real estate activity slows, but prices break records

By Katy Savage

Real estate agents are seeing the lowest housing inventory in memory as homes sell for record prices.

Heidi Bomengen, the owner of Prestige Real Estate, said she's never seen such low inventory.

"Never before, since tracking these data, have there been fewer sales," she said in a newsletter. "Cause and effect: when there is little listed, there is little sold."

Only nine properties were sold in the first quarter of 2023 — just two of which were single family homes. In the first quarter of 2022 there were six single family home sales.

"Inventory has been minimal for the better part of a year now," Bomengen said. "The difference is that last year, properties came on the market and sold quickly. This year, few properties have even been listed for sale."

"When properties are listed, they sell quickly if priced for what buyers consider to be in line with their value," she said. "Although little has been available, buyers have been reluctant to pay prices they believe to be excessive. The buyers seem willing to wait. If a property does not go under agreement within three weeks of being listed and those sellers truly want to sell, the sellers should consider reevaluating their asking price,"

Heidi Bomengen, the owner of Prestige Real Estate, said.

Bomengen said properties still sell fast — as long as the homes are priced appropriately.

"When properties are listed, they sell quickly if priced for what buyers consider to be in line with their value," she said. "Although little has been available, buyers have been reluctant to pay prices they believe to be excessive. The buyers seem willing to wait. If a property does not go under agreement within three weeks of being listed and those sellers truly want to sell, the sellers should consider reevaluating their asking price."

It was the first time sales agents saw a seasonal ebb and flow since Covid.

"We felt like it was 2019 again," said Nathan Mastroeni, a broker at Four Seasons Sotheby International Realty. "It was what we'd consider a normal pace."

Sales have historically slowed around the Christmas holiday, when homes are rented and people are traveling. But throughout the pandemic, local real estate agents didn't see

seasonal sales.

"This quarter definitely seemed better than the fourth quarter last year," said Mastroeni.

Demand is still high, despite high mortgage rates. The current average interest rate for a 30-year fixed mortgage was 6.93% on Thursday, April 20. But, interest rates may start to drop. Some analyses predict interest rates will start to decrease at the end of the year.

"We expect that 30-year mortgage rates will end 2023 at 5.2%," the Mortgage Bankers Association said in a December 2022 summary.

The national news points to a slowing housing market because of the interest rates. Mortgage applications for new home purchases decreased 25.2% compared to a year ago, according to the Mortgage Bankers Association.

"The decline in activity was in line with single-family housing starts that were 32% lower than a year ago. Higher mortgage rates and a weakening economy held back buyers at the end of

last year," said Joel Kan, the vice president and deputy chief economist at the Mortgage Bankers Association.

But local agents have long said national trends don't apply to Killington.

"We are opposite of what you watch on the news," said Brett Williamson, a broker at Killington Valley Real Estate. "We're still seeing cash offers on nearly every property. In this market to be competitive, you almost have to have a cash offer in your arsenal in order to get it."

### Higher prices

The prices of homes selling today in Killington are substantially higher than pre-pandemic sales listings.

Houses that were selling in the \$400,000 range are now selling between \$600,000 to \$900,000. And, the average sales price is around \$717,000 in Killington.

"We don't see many houses that are sub-\$400,000," Mastroeni said.

Homes are also selling faster. Before the pandemic, it was typical to see 10-15 homes on the market. On April 19, there were four homes actively listed in Killington and three homes under contract.

"We're probably three times lower than where we should be house (inventory) wise," Mastroeni said.

The average time a home sat on the market in the first quarter was 20-30 days — that's still a shorter period of time compared to pre-pandemic real estate figures, when homes sat an average of 200 days before selling.

"There is no question that we would have seen more sales in 2022 than in 2021 if there had been more inventory available," said Kyle Kershner a broker at Killington Pico Realty.

He said some homeowners are reluctant to sell because of interest rates.

"That makes sellers think, 'maybe it's not a good time to sell,'" he said.

But Kershner assured it's a good time for sellers.

"It doesn't make sense to wait," he said.

He also urged buyers to not wait as the prices of homes in Killington only appear to be increasing — a sentiment echoed by Williamson.

"Our values are where they should be considering Killington is going nowhere but up," Williamson said.

### Second homeowners

Demographics haven't changed. Killington has traditionally seen homebuyers seeking second homes from New York, Boston, northern New Jersey and Connecticut.

"They've always been our four top markets and we haven't really seen that switch," Mastroeni said.

Most of the homeowners are seeking vacation homes that they can rent when they're not there.

While the Killington Select Board established short term rental rules in 2020, requiring people to register their homes and pay a fee, that hasn't derailed buyers.

"It's not turning people away that they have to register as a rental house," Mastroeni said. "A lot of people from big cities assume they're going to have to pay a fee."

Mastroeni said most don't expect to make money off their vacation homes. They say,

← **STATE OF REAL ESTATE** from page 4

“I want a vacation house and if it can cover my taxes, great, if it can cover my mortgage, even better,” Mastroeni said. “They want to use it for a handful of dates throughout the year but the time they’re not here, they want it to cover their tax bill.”

**New Records**

Meanwhile, Killington home prices are breaking sales records. Williamson has a home under contract for \$3.5 million — which would set a new record. The previous sales record of \$2.75 million was sold in 2021.

Killington is still one of the most affordable resort towns in the area. Neighboring resort towns are seeing significantly higher priced homes. Properties in Stowe and Woodstock are listed for \$20 million.

“We are opposite of what you watch on the news,” said Brett Williamson, a broker at Killington Valley Real Estate. “

“There’s room to move up,” Mastroeni said. “It’s shocking to see those houses. It definitely makes people go, ‘wait a second, what does \$20 million buy me in Vermont?’ It’s a gigantic conversation — we don’t have the village infrastructure. Stowe has a village and they’ve had it for many years.”

Killington voters recently approved a \$47 million tax increment financing bond to build the new Six Peaks Village to expand luxury slope-side accommodations at Killington Resort and bring new chairlifts and trails, upgraded base lodges. The village is a decadeslong vision for the town — but it’s unclear when the permits will be approved and construction will begin.

“I don’t think in 10 years Killington will be at that pricing,” Mastroeni said. “That village infrastructure makes a difference. It gives a special reason to come — to entice people wanting to come to Vermont and spend that really high dollar number.”

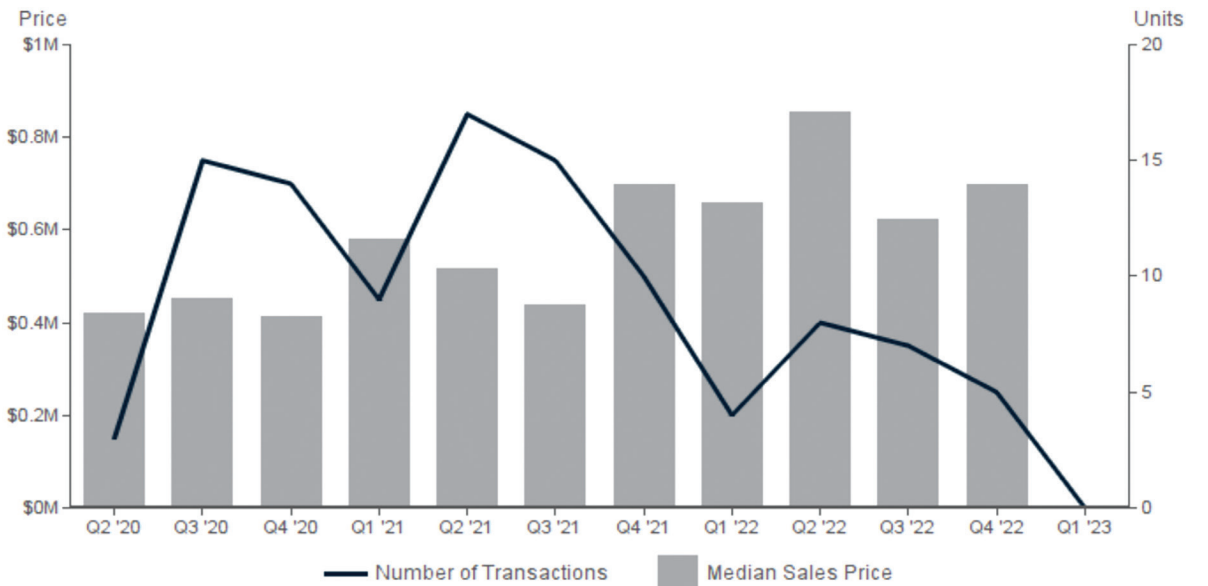
Real estate agents predict better real estate activity next quarter.

“I wish I had a crystal ball” to know where the market was going from here, but “It’d be hard for me to fathom that prices will drop. Especially now with (Killington’s newly passed municipal) water system, talk of the village happening in my lifetime, new base lodge, and all the four-season recreational opportunities here,” Williamson said.

**MEDIAN SALES PRICE AND NUMBER OF SALES**

**Q1 2023 | SINGLE FAMILY HOMES**

**Median Sales Price** | Price of the “middle” property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



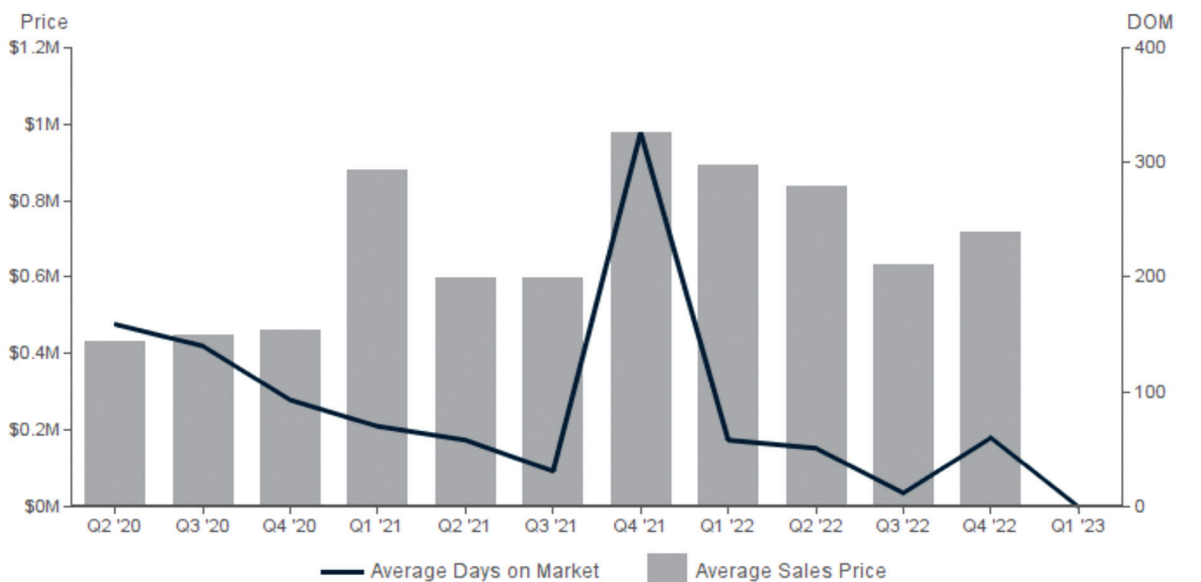
Courtesy Nathan Mastroeni, Sotheby’s International Realty

The chart above shows the median sales price and number of sales of single family homes in Killington in the first quarter of 2023. There were just two single family homes sold, compared to six in Q1 last year.

**AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET**

**Q1 2023 | SINGLE FAMILY HOMES**

**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



Courtesy Nathan Mastroeni, Sotheby’s International Realty

The chart above shows the average sales price and average days on market for single family homes in Killington. Prior to the pandemic, it wasn’t rare for homes to sit on the market for 200 days or more. When the pandemic hit, homes were selling within a week. Now, some homes are sitting on the market for 20-30 days, others sell in days. The chart below shows the two single family homes that sold in the first quarter of 2023. One home on Great Trail Rail Road, listed for \$3,250,000, sold for \$3,475,000 after multiple offers—a new record in Killington. The home sat just two days on the market. The other home, on Dean Hill Road was sold for \$580,000 after 17 days on the market, short of the \$629,000 list price. Both sold in March.

**1st Quarter 2023 Killington Property Transactions**

Homes	Property Type	Size	Sold	DOM	List \$	Sold \$
345 Dean Hill Road	single family	4BR/2BA	3/24/2023	17	\$629,000	\$580,000
134 Great Trail Road	single family	3BR/6+(2)0.5BA	3/28/2023	2	\$3,250,000	\$3,475,000

# CARVING A LIFE OUT OF KILLINGTON

## Staff report

For Will and Alexandra Chou, Killington mountain is their backyard.

"Walking the dog is going for an amazing hike in the woods," Will said.

The couple from New Jersey bought a ski-in, ski-out property at Sunrise Mountain Village in Killington in April — a rare find for the area. The Chous are making the most out of their lifestyle.

"In the summer, I can play golf at 7 a.m. and be back by 9 and Alexandra and I go for a hike with the dog, then go to Woodstock, then hang out and cook in the house," Will said.

In the winter, they ski as much as possible and make pit stops at their house throughout the day.

"We have après ski, which for us involves cooking and hanging out," Will said. "We'll play Wii with the family. We do a lot of cooking up here. It's nice to put your boots on in your own place, sit down and pop a beer in your own living room."

Alexandra is a physiatrist while Will leads a biotech company with about 80 people in New Jersey. They come to Killington about once a month year round. They mountain bike, hike and ski from their doorstep. They come seeking serenity.

"It's harder to get to any place where you really feel like you've gotten away in New Jersey —away from roads, away from a lot of people," Alexandra said. "We loved

feeling like we had Killington to ourselves over the summer."

Unlike other mountains, Killington's ski in, ski out property is almost nonexistent.

"The demand is very high," said Heidi Bomengen, the owner of Prestige Real Estate in Killington.

"There are only a couple of developments that can brag ski in, ski out."

Bomengen said she loses customers to competing markets, especially nearby Vail-owned resorts — Okemo and Stowe.

Okemo Mountain in Ludlow was recognized by Forbes for its ski-in, ski-out experience in 2021. Forbes boasted the number of condominium neighborhoods on the mountain including Kettlebrook,

Solitude, the Mountain Lodge, Southface, Trailside Village, Winterplace and Jackson Gore.

Meanwhile, Stowe Mountain has a number of luxury ski-in ski-out units at Tree House and Tollhouse —some of which are selling for \$20 million.

New developments might soon change the Killington landscape. Steve Malone and his partner Richard Saunders of Ottauquechee Realty Advisors and Killington/Pico Ski Partners are one of the leaders of change. They are seeking permits for a development called Base Camp at Bear Mountain.

Base Camp would offer a true ski-in ski-out experience, according to Malone. The vision is to build 104 ski-in ski-out units. Twelve

CARVING A LIFE > 7



Submitted

Will and Alexandra Chou enjoy the proximity of Killington's slopes to their backyard on a warm, sunny, spring day — jackets no longer required.

← **CARVING A LIFE** from page 6

duplex buildings will be constructed in phase one, offering 24 townhomes. Multi-family homes will be constructed in phase two, totaling 72 units. Six single family homes, totaling about 4,000 square feet each, will be constructed in phase three.

Prestige is now accepting non-binding reservations for the right to enter into a purchase agreement with a \$10,000 fully refundable deposit. Pending permit approval, phase one of construction is slated to start this spring and will take about two years to complete.

"There's been a lot of interest in them," Bomengen said. "Once it does get permitted we'll see a spurt of activity because people will

have a far better idea of when they might be able to see the home that they're buying."

All the homes will have a mid-century modern design with neutral colors and neutral-colored roofs with low-lighting fixtures.

"They are truly ski in, ski out, you don't have to get in the car, you don't have to walk anywhere. It's a rare opportunity in Killington," Bomengen said. "The design and the location have been very well received. People like the layout, they like the location."

Killington voters also approved a \$47 million tax incremental financing district bond in March to build the Six Peaks Village — a decades-long vision for Killington, which will

include luxury homes.

Aside from the lack of housing, Killington is ranked the 11th best resort in the country according to the American Ski Index, which analyzed over 450 ski resorts across the nation on annual snowfall, cost of ski passes and ratings from skiers and riders.

More property will only make the mountain more attractive.

"Ski in, ski out has always been a very desirable feature and we just haven't had it here in Killington," Bomengen said. "It simplifies getting on and off the mountain. If there's a wide range of what time people like to get out on the mountain within a certain household, anyone can go out whenever they

want."

People go home for lunch, they go home to go to the bathroom — simple pleasures of not having to go into a lodge."

Bomengen said the demand for a getaway like the Chous is especially high with more people working remotely in the wake of the pandemic.

"They can come on a Thursday and leave on a Monday," Bomengen said. "The weekends have gotten a lot longer. There is a lot more general acceptability of working remotely that there ever was prior to Covid. That certainly has helped people justify buying something because they're going to be able to spend more time there."



Submitted

*Will and Alexandra Chou's backyard is Killington Resort — where they enjoy hiking, skiing and all types of recreation with their family. The Chous are one of the few families that own a ski-in, ski-out home in Killington. The inventory for such a home is currently extremely limited but developments in the works might soon change the Killington housing landscape.*

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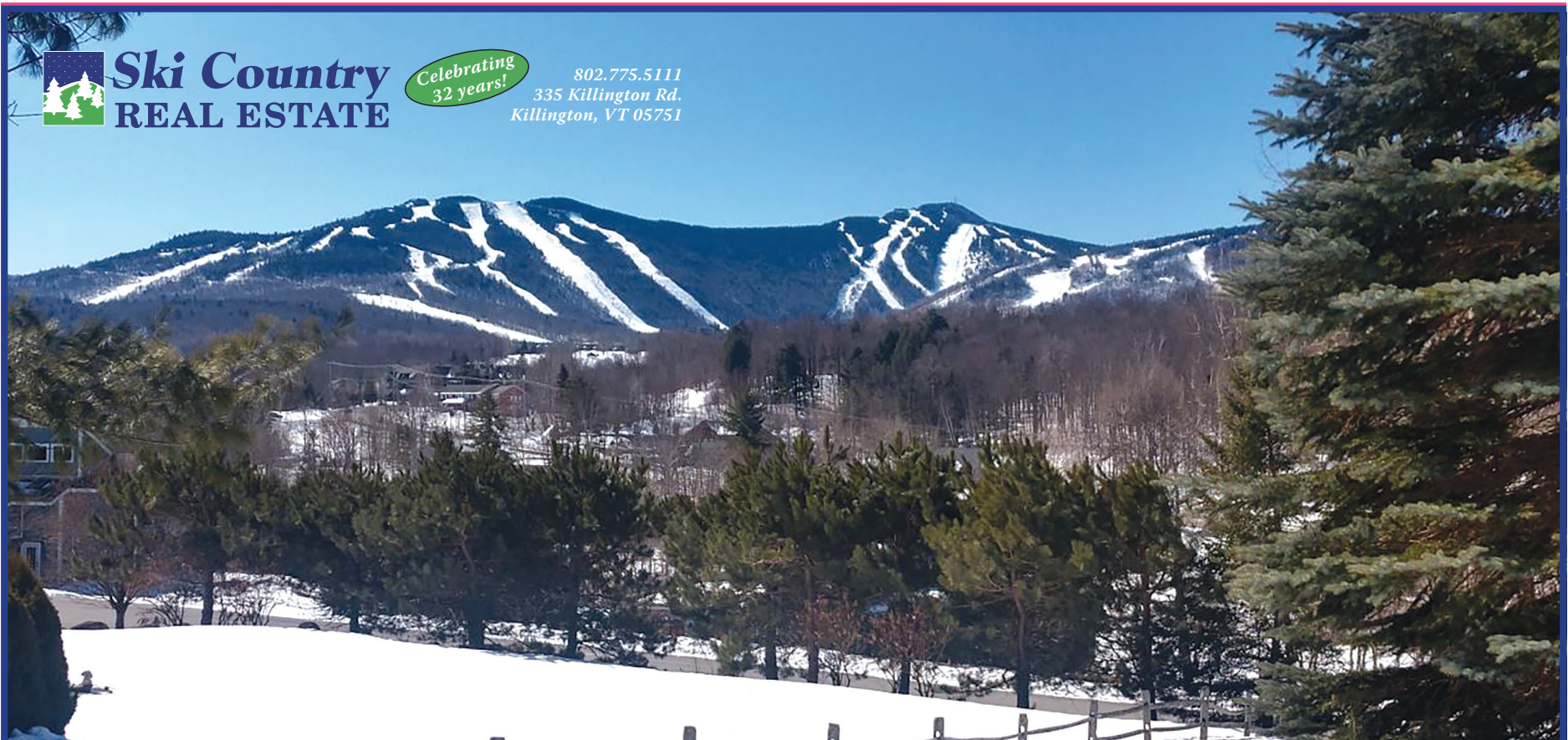
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# VERMONT HOUSE PRICES HAVE HAD THE THIRD HIGHEST INCREASE IN U.S. — UP 16.9%

A new study by Santa Monica realtors released Jan. 19, revealed the states where house prices rose the most over the past year. It should come as no surprise to anyone in Vermont that they have risen at a rapid pace since the beginning of the pandemic. A new study based on 2022 home values shows that Vermont had the third highest increase in the nation.

The research by Santa Monica realtors analyzed data from Zillow for the past year, across all 50 states to determine which state had seen the biggest rise in housing prices.

The data revealed that Florida had the biggest increase in house prices over the past year, rising 19.9%. The average house price for a home in Florida currently stands at \$404,939.

South Carolina has seen the second biggest increase in house prices during 2022. The average house price in the state has risen by 19.2%, just slightly less than Florida's increase. A property in South Carolina currently has an average cost of \$300,667.

The state with the third high-

est increase in property prices is Vermont. The average house price in Vermont is now \$386,285 after increasing 16.9% over the past 12 months.

Of the five fastest growing states, Vermont had the second highest home value, just behind Florida.

Tennessee and North Carolina rank fourth and fifth respectively. House prices in Tennessee have skyrocketed 16.3% over the past year, resulting in house prices currently sitting at an average of \$311,333. North Carolina, which places fifth in the state rankings, have had house prices increase 15.7% during 2022 which means the average house price in North Carolina is \$329,634.

At the other end of the scale, the state that has seen the smallest increase in house prices is Idaho. There has been just a 1.3% increase in house prices in 2022 in Idaho. The average house price in the state is currently \$459,947.

California has seen the second lowest increase in house prices out of all 50 states. The average house price in California is now \$760,644

after increasing 4.4% in the past 12 months.

The state with the third lowest increase in house prices is Oregon. The average house price in Oregon is \$510,401 after increasing 5.5% in 2022.

In Minnesota, there has been a 5.6% rise in house prices over the last year, just slightly more than Oregon, making the state have the fourth smallest increase in house prices. House prices in Minnesota currently average at \$333,294.

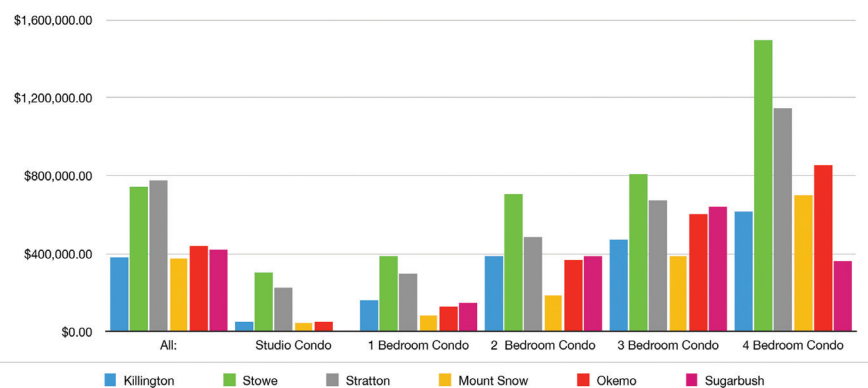
Three states have had the fifth lowest increase in house prices, all with a 5.8% increase in house prices over the past year – New York, Nevada and Arizona. The

average house price in New York is \$782,365 whilst in Arizona the average house price is \$419,675 and Nevada's average house price is \$433,100.

Commenting on the findings, a spokesperson from Santa Monica realtors said: "The housing market has indeed been turbulent over the past few years, with house prices being affected by inflation, the pandemic and many more factors. This study provides a fascinating insight into which parts of America have seen the highest increases as well as the lowest. It will be interesting to see if this ranking remains similar throughout this year or if they fluctuate."

## Vermont Ski Resorts - 2022 Market Comparison

	Killington	Stowe	Stratton	Mount Snow	Okemo	Sugarbush
<b>All:</b>	\$383,140.00	\$746,088.00	\$776,633.00	\$378,730.00	\$441,954.00	\$421,093.00
<b>Studio Condo</b>	\$54,550.00	\$307,000.00	\$225,000.00	\$45,250.00	\$50,800.00	\$0.00
<b>1 BR Condo</b>	\$159,705.00	\$389,028.00	\$296,400.00	\$84,524.00	\$127,590.00	\$148,861.00
<b>2 BR Condo</b>	\$386,204.00	\$708,484.00	\$486,750.00	\$187,023.00	\$370,577.00	\$390,728.00
<b>3 BR Condo</b>	\$473,642.00	\$811,596.00	\$671,248.00	\$387,860.00	\$602,171.00	\$641,958.00
<b>4 BR Condo</b>	\$617,000.00	\$1,497,092.00	\$1,146,104.00	\$699,562.00	\$853,090.00	\$360,000.00
<b>Condos</b>	114	93	66	163	109	67
<b>All:</b>	\$854,636.00	\$1,390,242.00	\$1,196,000.00	\$611,789.00	\$848,209.00	\$728,621.00
<b>2 BR Home</b>	\$540,583.00	\$659,600.00	\$259,000.00	\$262,150.00	\$465,000.00	\$414,000.00
<b>3 BR Home</b>	\$910,840.00	\$995,659.00	\$552,500.00	\$453,685.00	\$579,729.00	\$637,388.00
<b>4 BR Home</b>	\$829,714.00	\$1,469,159.00	\$1,725,000.00	\$575,336.00	\$971,600.00	\$787,250.00
<b>5 BR Home</b>	\$1,462,500.00	\$3,216,219.00	\$2,169,000.00	\$1,073,983.00	\$1,286,550.00	\$975,000.00
<b>Single Family</b>	30	76	13	142	62	22



Courtesy Merisa Sherman, Sotheby's  
 Merisa Sherman, real estate agent with Sotheby's International in Killington, pulled data comparing Killington to other resorts around Vermont for her email blast Jan. 12. The data compared condos and single family homes, based on bedrooms in Stowe, Stratton, Mountain Snow (Dover & Wilmington), Okemo (Ludlow) and Sugarbush (Warren). Killington is in blue. Sherman notes that several high end condos/townhouse projects are currently in the development process at Killington, including the Base Camp at Bear Mountain Project and The Six Peaks Village.

### State Rank Increase

Florida	1	19.90%	Delaware	22	9.70%
South Carolina	2	19.20%	Rhode Island	23	9.20%
Vermont	3	16.90%	Pennsylvania	24	9.00%
Tennessee	4	16.30%	Iowa	25	8.70%
North Carolina	5	15.70%	Virginia	25	8.70%
Georgia	6	14.70%	Nebraska	26	8.60%
South Dakota	7	13.80%	Louisiana	27	8.50%
Montana	8	13.60%	Kansas	28	8.40%
Alabama	9	13.00%	Wyoming	29	8.20%
New Mexico	9	13.00%	Illinois	30	8.10%
Arkansas	10	12.90%	Michigan	30	8.10%
Oklahoma	10	12.90%	West Virginia	30	8.10%
New Hampshire	11	12.80%	North Dakota	31	7.80%
Texas	12	12.60%	Colorado	32	7.20%
Missouri	13	12.00%	Massachusetts	33	7.10%
Maine	14	11.70%	Maryland	34	6.70%
Mississippi	15	11.50%	Washington	35	6.60%
Kentucky	16	11.20%	Utah	36	5.90%
Hawaii	17	11.10%	Arizona	37	5.80%
Indiana	18	10.80%	Nevada	37	5.80%
New Jersey	19	10.40%	New York	37	5.80%
Alaska	19	10.40%	Minnesota	38	5.60%
Ohio	20	10.20%	Oregon	39	5.50%
Wisconsin	21	10.10%	California	40	4.40%
Connecticut	22	9.70%	Idaho	41	1.30%

# KILLINGTON REAL ESTATE CONTINUES TO BREAK RECORDS FOR HIGH-END HOMES

Ski-on, ski-off mountain retreats selling for millions, multiple offers in days, sight unseen

By **Karen D. Lorentz and Polly Mikula**

The most expensive house in Killington sold on March 28, for \$3.475 million after multiple offers, marking the first single-family home in Killington to sell for more than \$3 million. But it won't be the only one. A \$3.499 million house is under contract and will close this summer once construction has been completed. Both properties are slopeside with new construction and over 5,000 square feet.

The \$3,250,000 single-family home, called Skyeward, was built in 2004 by renowned local builder Rick Moore and had never been on the market until this spring.

Kyle Kershner, broker/owner of Killington Pico Realty, who listed the property, said: "Skyeward is a slopeside masterpiece offering a rare combination of convenient ski access, beautiful mountain views, and luxury amenities."

The home features 5,076 square feet of living space on three levels and is located directly on the Great Eastern ski trail. The main level features vaulted ceilings and walls of windows providing an abundance of natural light and an open and airy feel to the living space, Kershner added.

He noted that modern amenities, high-end finishes, York stone flooring imported from England, reclaimed vintage oak beams, mantels and flooring offered a distinctive warmth and rustic

charm that appealed to the prospective buyers.

There are three bedrooms and three guest suites and all have their own full bathrooms. The primary bedroom suite boasts a fireplace, a soaking tub carved from a single piece of granite, a glass-enclosed marble shower, and a private balcony overlooking the ski trail.

Amenities include a temperature and humidity-controlled wine cellar; a ski vault and cubby room with heated lockers and boot dryers; and a covered hot tub, complete with custom lighting, sound system, retractable canopy and individual towel heaters.

Daniel Pol, associate broker at Killington Pico Realty, was the agent who sold the property. It was on the market for just three days.

Kershner said he listed the property "at 8 on a Friday morning and at 8:12 a.m., the phone rang and by 8:18 a.m., we had our first offer. The prospective buyer called from his ski home at the Yellowstone Club at Big Sky, Montana. His offer was made sight-unseen, based on the high-resolution professional photos, videography, and 3-D virtual tour."

The other three buyers viewed the property in person and all followed through with solid offers, he added.

Bret Williamson, broker/owner of Killington

Valley Real Estate, had a similar experience with the \$3.499 million listing at 123 Trailside Drive. "It went under contract before anyone could even see it," he said, having listed the property with a showing date of April 1. "Offers just started coming in."

"I was surprised but not surprised," he added, noting that there has been an extremely strong demand for high-end listings. "Clients of that caliber, know what they want," he added, explaining that most often includes ski-on, ski-off access as well as brand new construction — in this case, not even finished construction!

The home featured 6,048 square feet with 10 rooms, five of which are bedroom, 5.5-baths with ski-on, ski-off access to the Great Eastern trail on Killington Resort. It has a 7-person hot tub, a sauna, a wood-burning natural stone fireplace in a great room (with vaulted 24-foot ceilings and timber beams). Other amenities listed include a mudroom with built-in boot drying system, a basement bar and billiards room, a clawfoot tub and a heated oversized two-car garage.

While this home will set a new record for the high price of a single family home, Williamson said it's certainly not that big of an outlier. He has also recently closed on other high-end listings: One in Ludlow sold for about \$2 million and another in Robinwood (a neighborhood across from Pico) was listed for \$959K and went for more than that with multiple offers, in less than a day! (Pictured on the cover of this guide.)

"Most only take a few days before going under contract," he said.

Kershner echoed the same and said the responses were indicative of the increasing demand for quality luxury ski-in/ski-out properties.

In all the years preceding 2021, there were just 20 sales in Killington over \$1 million, but in 2021 and 2022 alone, there were 20 luxury sales above \$1 million, including three sales in the mid-to-upper \$2 million range.

After lagging other resort towns in Vermont for high-end real estate, Kershner believes that the Killington luxury market has finally attained a "critical mass" and the town now has "a reputation for offering a community of high-end luxury homes."

"Our values are where they should be



Courtesy Killington Pico Realty

This soaking tub, carved from a single piece of granite, sits in a sunny alcove of floor-to-ceiling windows.

HIGH-END HOMES > 11



Courtesy Killington Pico Realty

The great room in of "Skyeward" features vaulted ceiling, walls of windows and a cozy fireplace. The slopeside home in Killington sold for \$3.475 million, a record.

## ← HIGH-END HOMES:

from page 10

considering Killington is going nowhere but up," Williamson added. "Killington is a better mountain than many others that have historically listed homes for higher prices — especially for slope side real estate."

The trend is a positive indicator that there will be significant demand for the high-end duplex development of Base Camp at Bear Mountain and for Great Gulf's planned Six Peaks Killington Village.

Most real estate brokers and agents point to several factors that have led Killington real estate to new heights and have sustained those values longer than most other markets, which have started to see a rebalancing.

"We are opposite of what you watch on the news. We're still seeing cash offers on nearly every property," Williamson said. "In this market, to be competitive, you almost have to have a cash offer in your arsenal in order to get it."

Some factors leading to the ongoing hot-market trend in Killington include: investment opportunities, either as personal second homes or for short-term rentals (often using AirBnB

and VRBO as platforms) or both; the exodus from the cities of buyers who were interested in Vermont as a safe haven and because working remotely has become increasingly common; and the enhanced reputation of Killington Resort and the town as a year-round vacation destination with modernizing facilities.

Williamson said he's also worked with many clients who are interested in homes in school choice towns so their children can go to Killington Mountain School with the aid of high school tax dollars — for 2022-23, state school choice tuition amounts equal \$15,295 for grades K-6 and \$16,752 for grades 7-12.

Despite its recent record sales prices, Killington has appeared on many "top" lists for value in real estate investment. In mid-April Kiplinger (a publisher of business forecasts and personal finance advice) listed Killington, and Rutland County generally, as its No. 1 choice, saying: "If it's charm and the great outdoors you crave, look to Vermont. Rutland County is home to the Killington Ski Resort, which offers skiing, snow boarding and mountain biking ...

Also nearby are the Green Mountains hiking trails.. and there's plenty of cultural entertainment, with theaters... museums and art galleries, and colleges."

Another prestigious study by VACASA named Killington No. 2 in the nation for markets to buy a vacation rental.

While real estate in other areas of the country have begun to slow down a bit, only lack of inventory has thus far limited Killington's growth.

"For years Killington had a cycle," Williamson explained, "Most would buy in the fall, right before the ski season. Now if you want something you have to jump as soon as it comes on the market. Assuming its' priced realistically. Buyers are not dumb," he said.

"I wish I had a crystal ball," to know where the market was going from here, Williamson said. "But it'd be hard for me to fathom that prices will drop. Especially now with [Killington's newly passed municipal] water system, talk of the village happening in my lifetime, new base lodge, and all the four-season recreational opportunities here."



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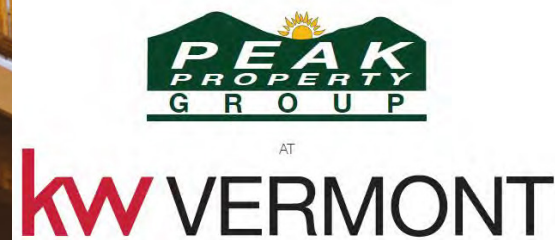
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# NEW SKI IN, SKI OFF DEVELOPMENT AWAITS PERMIT APPROVAL FOR KILLINGTON

**Staff report**

A new homeowners' association could be coming to Killington.

An Act 250 permit for the project, submitted by Moon Dance LLC, has been under review

since last August to subdivide a 257-acre parcel into 25 lots off of Falls Brook Road in Killington. A permit was granted in March

pending approval from the Vermont Department of Fish and Wildlife and the permit is currently under further review.

The applicant is only seeking approval to subdivide the property. Development would be left to the future homeowners' association.

The plan is to subdivide parcels into one to five acres in size. Once fully developed, there could be as many as 21 single-family residences and three duplexes, for 27 total units, plus 20 lots with a four-bedroom single family residence, three lots with four-bedroom residential duplexes, one lot with a five-bedroom

single family residence and another lot with a private equestrian barn.

It could bring as many as six new children to the district, according to Act 250 documents.

The parcel surrounds the Sunrise Village complex and Falls Brook Commons, which offers the opportunity for ski-in, ski-out homesites from Killington's Sunrise Triple chairlift and along trails covered by snowmaking located on the Cherry Knoll land. Cherry Knoll peak in Killington is surrounded by thousands of acres of protected land with miles of trails for hiking, mountain biking, cross country skiing, horseback riding, snowshoeing, snowmobile and ATV riding.

James Brady, a habitat protection specialist with Vermont Fish & Wildlife, reviewed the project and found the project could interfere with existing wetlands, according to documents submitted on April 7.

James Brady, a habitat protection specialist

ist with Vermont Fish & Wildlife, reviewed the project and found the project could interfere with existing wetlands, according to documents submitted on April 7.

"As designed, there are meaningful impacts proposed to several unnamed tributaries to both Falls Brook and Reservoir Brook," Brady said in documents. "There are also delineated wetland complexes that are likely contiguous with one or several of these streams."

The agency asked the applicant to provide updated plans that show streams, wetlands contiguous with streams, and riparian zones.

Rhonda Grace, who submitted the application, said she's working with the agency to address issues. She declined to comment in the meantime.

"We are working with them and prefer not to comment until we have the permit," Grace said in a text message.

Once fully developed, there could be as many as 21 single-family residences and three duplexes, for 27 total units, plus 20 lots.

"As designed, there are meaningful impacts proposed to several unnamed tributaries to both Falls Brook and Reservoir Brook," Brady said.

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# HOPES FOR ACT 250 REFORM WANE

By **Lola Duffort/VTDigger**

The session's omnibus housing bill advanced again on Thursday, April 13, with Act 250 provisions untouched, and those beating the drum of state-level deregulation are beginning to lose hope that they will win any concessions this year.

On an 8-4 vote, the House Committee on General and Housing advanced S.100 with few changes, save for restoring funding for programs that were removed from the bill when it passed out of the Senate, and adding some additional money.

The split vote — and the tense and at times emotional debate that preceded it — did not concern what the legislation includes, but rather what it does not. Panel members generally expressed widespread consensus about the bill, which would require municipalities to allow moderately denser development, particularly in areas with water and sewer infrastructure, and spend roughly \$114 million on a variety of housing programs.

But, as they have all session, lawmakers bitterly disagreed about Act 250, the state's more than 50-year-old land-use law. And this time, they even disagreed about whether or not to discuss the matter at all.

The day before Thursday's vote, Rep. Caleb Elder, D-Starksboro, had offered the committee an amendment to introduce three new Act 250 exemptions — one which he said had the votes to pass. But after an hour-long discussion, committee members went into a recess. And when they returned, the chair, Rep. Tom Stevens, D-Waterbury, made clear that Elder's amendment would not be voted upon.

"The portfolio of our committee, at this point in time, does not include Act 250," Stevens said, adding that the panel had not taken the testimony it needed to responsibly weigh in.

"Regardless of what you may



Submitted

*Many proposed developments in Vermont are delayed, changed or detoured by Act 250, the state's 50-year-old land use law. Reform has been elusive.*

think of it, [Act 250] is the most important environmental law that we have on our books," he said. "And I'm not comfortable with inserting language that I feel — that I feel — uninformed on."

Those lobbying for additional Act 250 reforms say they'll keep doing so. But the House General and Housing Committee was believed to be the last major opportunity for introducing such measures in a receptive venue.

The housing bill is expected to go through three other committees before it hits the House floor. But its next destination, the Energy and Environment Committee, is widely viewed as highly protective of Vermont's landmark environmental and land-use law, and the other two panels are budget- and tax-writing committees that are only supposed to deal with the legislation's financial implications.

Stevens and others made clear in their comments that his directive to steer clear of Act 250 came from House leadership. In an interview Thursday, Conor Kennedy, chief of staff to House Speaker Jill Krowinski, D-Burlington, pointed to the House's rules, which state that the Environment and Energy Committee is charged with "conservation

and development," while the Housing Committee is tasked with issues related to "housing."

But critics have suggested that leadership's interpretation of the panel's jurisdiction — and the single week they were given to work on the bill — rendered the committee little more than a rubber stamp.

"How much work have we really done with this? This morning was our first committee discussion on this bill that wasn't a walkthrough. Today. And we're being told we have to move it tomorrow. And we're the housing committee," Elder said to his fellow committee members.

Rep. Ashley Bartley, R-Fairfax, told her colleagues Thursday evening that she was proud of the housing programs their version of the bill, if passed, would fund. But she expressed frustration with the notion that the chamber's housing committee could not discuss regulations that dictate where and how housing is built.

"It's something that's absolutely in our jurisdiction, whether it's written anywhere or not that we can or cannot talk about it," she said. "As (Vermont Housing) Commissioner (Josh) Hanford said: You cannot build housing in the clouds."

Rep. Kathleen James, D-Man-

chester, replied to Bartley, who is in her first term, that perhaps James was "more accustomed, I guess, to the concept of committee jurisdiction, just because I've been around a little bit longer." (James was first elected in 2018.)

"It happens that way every day around here. And it's not nefarious, it doesn't mean there's something wrong — it means that a bill's moving committees. I guess I'm sorry that that part of the conversation has become such a big part of our conversation here because I feel like we've got a great bill," James said.

Rep. Saudia LaMont, D-Morris-town told her colleagues that she felt the process before her made no sense and was deeply upsetting. "As a person who's experienced homelessness — chronic homelessness — as a renter and a person who serves in the community, the people who we're trying to help here, to falsely vote on something and not know where it's gonna go in the other half puts me in a really gross position," she said.

"I thought as an elected official that I was here to serve people in a way that was going to do things, and I didn't realize how splintered it was. So I guess this is the job, is what I'm being told," she continued. "This is what it is. And this is how it's been done. And that was unbeknownst to me. It makes sense now that our country and our nation and our state and our systems are the way they are and that so many people are underserved."

Stevens said at the conclusion of the committee's discussion Thursday evening that he was "sorry if elements of this process" had "felt harmful or hurtful."

"I don't have more to say in terms of what the process is," he said. "I've been very clear since the beginning how this bill was going to be worked on and how it was going to be split, and I don't necessarily agree with it either."

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# KILLINGTON VALLEY REAL ESTATE EXPANDS

**By Karen D. Lorentz**

Bret Williamson has recently expanded the Killington Valley Real Estate team of agents with the addition of Cathy Qualgia and Gary Thompson, two longtime Killington area brokers.

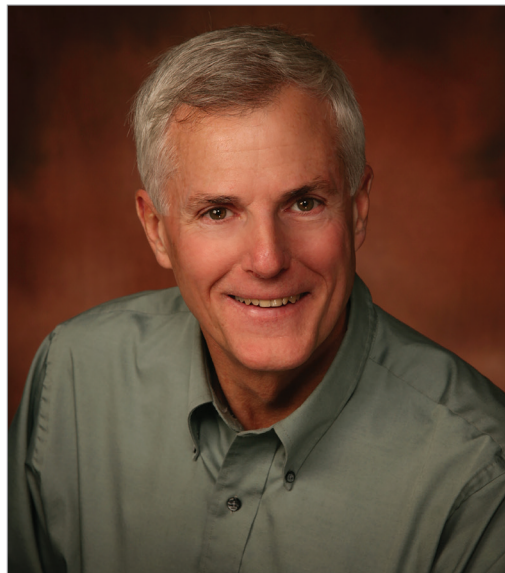
"They were my peers when I began working as a broker at KVRE in 2004," Williamson said, noting their considerable experience and knowledge. "I know them really well and was ready to expand the business so bringing on agents of their caliber was easy for me," he added.

Prior to Qualgia and Thompson joining the firm this April, Laura Derderian also joined KVRE after moving to the area earlier this year with her family and getting her real estate license.

Qualgia, who cofounded Aspen East with her husband Lee in 1975, has worked in real estate since 1980 — many of those years with Augie Stuart, owner/broker of The Performance



Cathy Qualgia



Gary Thompson

Group (formerly Century 21 Contemporary Associates).

She noted that she "always felt at home working with Augie — it was like being with a friend or family and I enjoyed a great run there," she said. She also noted having a good working relationship with Thompson who also worked there.

Referencing Stuart's retirement, Qualgia

said, "It's nice to continue working with Gary at KVRE. Bret is smart, enthusiastic and dedicated. Gary and I found a new home there."

Thompson echoed Qualgia's appreciation of working with Stuart, noting that he respected him for his many attributes, including his "high integrity and sound work ethic. It was a pleasure to work for him and I look forward to working with Bret, who seems to be a younger version of Augie. I know Bret well having worked with

him [on real estate matters] over the years," Thompson added.

Thompson also knows the area well, having worked for Killington Resort in the late 1970s and 1980s. After a variety of jobs in the Rutland area, he got his real estate license in 2002 and worked for Eleanora Thompson in Rutland and in 2003 joined Century 21 Contemporary

KVRE > 19

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**KVRE:**  
from page 18

Associates which became The Performance Group in 2009.

Judy Storch founded Killington Valley Real Estate in October 1972 after having worked in real estate for the Killington Ski Area for two years. She sold to Williamson so she could take more time out for her globe-trotting travels but continues to work listing, selling and renting properties, bringing 52 years of experience to the current team at KVRE.

Williamson, who started working at KVRE doing rentals in 2003, got his broker's license in 2004 and worked at KVRE part time while managing the Basin Ski Shop. He purchased the business with his wife Kim in 2017.

Noting that the real estate market has been "extremely busy" since 2017, Williamson said, "the timing was great enabling me to work full time as a broker.

"The market is still strong in Killington and inventory is pretty thin, but if priced appropriately, we see a lot of offers. I listed four properties in the last month, and they all went under contract at higher prices and had multiple offers. So it's a good time to expand the firm, especially with two experienced brokers who know the area."

With a total of 136 years of experience brokering sales and purchases of properties in the Killington area, Williamson said he also appreciates a team that knows the area well and can help match buyers to the appropriate home for them.

Williamson also appreciates the history of the red farmhouse building that is home to KVRE which is located next to the Wobbly Barn on Killington Road. It was the first home for Killington founders Preston and Sue Smith and the place where co-founders Mary and Joe Sargent first stayed while the ski area was being developed, he said.

Williamson displays photos of the founders on the farmhouse walls to illustrate the history of the area. He also updated it with new carpeting, fixtures, bathrooms, and painting. He added a custom counter made by local carpenter Steve Fuchs and will have him make some desks as well.

Williamson also rents an upstairs office to Fiore Property Services and Excavation and another office to the Smith Building Company, noting the "good blend of businesses here is what I was looking for."

For more information visit: [killingtonvalley-realestate.com](http://killingtonvalley-realestate.com).



"It's a good time to expand the firm, especially with two experienced brokers who know the area," said Williamson.

Courtesy KVRE

Killington Valley Real Estate's office building —a farmhouse at 2281 Killington Road— was the first home of Preston and Sue Smith who founded and developed Killington Resort, which opened Dec. 13, 1958.

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# MISSION FARM UNVEILS PLANS FOR ODEON

Small amphitheater in Killington is part of a master plan to better connect, engage with community and nature

By Polly Mikula

Mission Farm in Killington is situated on four acres of open land with an orchard. Behind it 176 acres of forest rises up the mountainside and the Ottauquechee River flows in front separating the pristine oasis from Route 4 and Killington Resort's Skyship Gondola. In other words, it's tucked away but in plain sight.

Mission Farm has always been open and welcoming to the greater community. With its hiking and kayak trails, gardens, water for dogs, Church of Our Saviour chapel open for reflection and community events.

But now there are greater plans to enhance connection and engagement with the community and nature.

"Our focus this year at Mission Farm is 'Radical Invitation,' as we restore our inherent connection to nature, Spirit, each other and our ancestors. We are creating spaces, offering programs and convening gatherings that highlight this intention," wrote Reverend Lisa Ransom, vicar and executive director, in her newsletter *The Graze*, Feb. 5, 2023. "As we move toward spring, we are engaging in work with the land to bring a closer sense of belonging between the ecosystem and one another. We are creating accessible paths and picnic areas. We are improving our trails for public use. We are continuing to expand the apiary and gardens. And, we are commissioning a community space — an 'Odeon' to offer a radical invitation for gathering people together. This project has been in the planning stages for over a year with

artist and author, Dan Snow. The Odeon will be a space that connects us to the past and looks toward the future as we gather with the intention of connection.

"This project is a part of the larger picture of 'Invitation' that we envision for the future of Mission Farm," she wrote.

Partnering with Jack Rossi Landscape, a Master Plan for Mission Farm's space was developed. The Odeon, or small amphitheater, will be a central feature.

## The Odeon

Stone craftsman Dan Snow of Dummerston, Vermont, has designed and will construct the small amphitheater to the back left side of the chapel. Dry laid stone construction is Snow's preferred mode of making site-specific works of environmental art. He combines master craftsman skills with sculptural artistry to bring new geologic forms into the natural world.

His works stand alone as sculpture, and come alive when engaged by visitors.

"From the practical to the fantastical, Snow's works in stone fuse vanguard vision with old world techniques and traditions," said Rev. Ransom.

The Odeon will be constructed from granite and ringed with native plants. Its purpose is to host larger educational gatherings, weddings, Sunday service, and musical performances as well as offer a site for personal tranquility and reflection.

Snow reflected on his impression of Mission Farm, saying: "Once in our travels, along the

Ottauquechee River just north of Bridgewater, I spied an incongruous site; a flash of white across the green valley. As quickly as it appeared it was gone, but the memory of the little stone church fixed in my teenage mind," he said. "Fast-forward 55 years and once again I'm gazing at the edifice that is The Church of Our Saviour. It's not just a fleeting glance this time. I've been invited into the Mission Farm community to take part in the ongoing celebration of its unique buildings and grounds."

"The 'mission' I've been assigned by the community members is to craft an assemblage of stones into a space that will concentrate the earth's energy into a light-capturing atmosphere," Stone continued. "When completed, an area of the hillside meadow above the church will become a physical and intangible attraction. Taking a word from the ancient Greek to describe an earthwork used for music recitals and poetry recitations, Mission Farm's 'Odeon' will host gatherings for performance and ceremony."

"Architectural details from the church have informed the Odeon's design," Stone explained. "A seating arrangement of granite slabs, their surfaces speckled with iridescent mica like the church's facade, are set atop retaining walls built in a matrix style that emulates that of faceted, stained-glass windows."

Construction of the Odeon by dry stone walling professionals and member volunteers will begin this summer.

MISSION FARM > 21



o·de·on

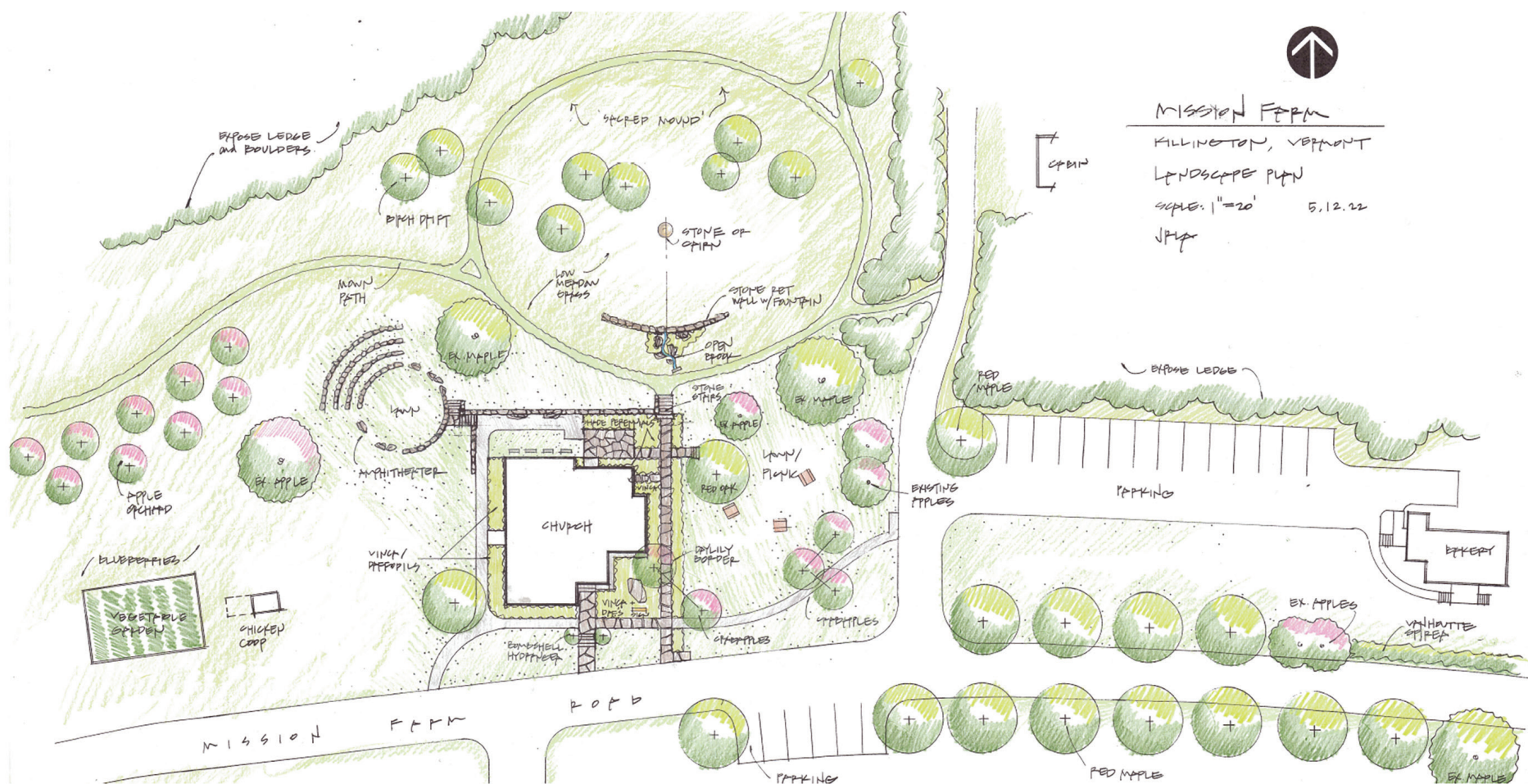
noun: odeon

1. An ancient Greek earthwork using for gathering community; a space for music recitals and poetry recitation.



Courtesy Mission Farm

The new Odeon will be hand built from granite.



Courtesy Mission Farm

**MISSION FARM:**  
from page 20

**Other developments**

In addition to the Odeon, the master plan includes a sweep of trees that will line the road announcing the entrance to the Farm. Accessible walkways, as well as flat stone paths, will provide easy access from parking areas to the Chapel and the Amphitheater. To capture the most sunlight, food will be grown on the West side of the property. Raised beds for vegetables are already in place. Blueberries and apple trees will be planted on the hillside, and an enlarged Apiary placed just beyond. Throughout the meadow, native wildflowers will feed the bees, who provide honey for the Farm.

**Bakery, farm store**

“It is our vision to grow, produce and share food but also to build community with an emphasis on food education and accessibility,” states Mission Farm’s brochure.

The former Mission Farm Bakery will be re-imagined to serve as a cooperative kitchen space and farm store, providing economic development opportunities and nourishing food to the local community. The Bakery will be renovated to commercial kitchen standards, allowing local food artisans a space to create products for sale at area farmer’s markets.

“We believe food is a gift to be gratefully received and generously shared. Our vision is to have shared community meals at the Farm

A Master Plan of the grounds at Mission Farm details tree plantings, paths and the new amphitheater.

throughout the season. Fruit and vegetables from our garden provides the ingredients for healthy meals,” the brochure continues. “Our goal for this initiative is to build capacity for more food distribution and deeper involvement of our community in the growing and sharing of food into the future. We plan to build a robust volunteer network and food ‘maker’ community centered around the food-producing land and commercial kitchen space. In addition, we

envision this space to offer a support system that combines resources, knowledge and experience to offer educational opportunities and support food entrepreneurs.”

**Trails**

Over the years, a series of trails have been cultivated behind the chapel beginning at the parking lot on Mission Farm Road. These trails cut through meadow, pine groves, and beauti-

MISSION FARM > 26



Courtesy Mission Farm

Church of our Saviour at Mission Farm is tucked away but in plain sight just off Route 4 in Killington.



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# Discover the Killington Community

“One of the most dynamic towns in Vermont to live in right now.”

- Town Manager Chet Hagenbarth

The symbiotic relationship between private investment and public infrastructure can be a difficult balancing act. The Town of Killington has helped to build partnerships that will catapult the community beyond what either entity could have accomplished alone.



The Town of Killington's new Public Safety Building on Killington Road opened in October 2020.

## Killington Forward

The Town of Killington has received VEPC approval for a master TIF District, has signed a development agreement with Great Gulf (developer of Six Peaks Killington at the Snowshed/Ramshead base) and received VEPC approval for it's first phased filing. The town is now preparing for a bond vote March 7.



## Workforce and Affordable Housing

The Town is actively pursuing plans in order to bring both affordable and workforce housing to the community.



## Municipal Water System

Clean, reliable water is a key piece to development. The Town of Killington has plans for a municipal water system that would service Killington Road development and the future Killington Village at the resort.

## Killington Road Master Plan

Killington plans to rebuild 4 miles of its main road that links visitors to businesses and the resort. Plans call for increased safety and accessibility, which are critical for new development. New bus pull-offs, sidewalks, and bike paths will help make the area fit for multi-modal transportation.

## Storm Resilience

Killington Town has taken a proactive approach toward roadway infrastructure by adapting a 50-year storm design calculation.



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For more information, visit [Killingtontown.com](http://Killingtontown.com)



# VERMONT ONCE AGAIN TOPS LIST OF MOVING DESTINATIONS IN 2022

Retiring Baby Boomers and early Gen Xers drove American migration patterns as Eastern states saw highest inbound moves

Vermont is No. 1 on the list of Top Moving Destinations of 2022 according to the 2022 National Movers Study released earlier this year by United Van Lines, the nation’s largest household goods mover. In 2022, more residents moved into Vermont than out of the state, with 77% of moves being inbound.

Vermont secured that top spot by a landslide; it wasn’t close, scoring 10 points higher than second place Oregon.

Those who moved into Vermont tended to be older and wealthier, the study found.

Additionally, Burlington, Vermont once again earned a spot in the top 25 inbound metropolitan statistical areas with 68% inbound.

**The top 10 inbound states of 2022 were:**

1. Vermont
2. Oregon

3. Rhode Island
4. South Carolina
5. Delaware
6. North Carolina
7. Washington, D.C.
8. South Dakota
9. New Mexico
10. Alabama

Of the top 10 inbound states, four — Vermont, Oregon, South Dakota and New Mexico — are among the least densely populated states in America, with less than 100 people per square mile. South Dakota and New Mexico are among the top 10.

**The top outbound states for 2022 were:**

1. New Jersey
2. Illinois
3. New York

4. Michigan
5. Wyoming
6. Pennsylvania
7. Massachusetts
8. Nebraska
9. Louisiana
10. California

**Balanced:** Several states saw nearly the same number of residents moving inbound as outbound. Missouri and Nevada are among these “balanced states.”

The study showed that while, overall, residents are continuing to leave the northeastern U.S. region, individual states like Vermont and Rhode Island are seeing higher inbound migration than outbound.

The study and its accompanying survey,



← **DESTINATION** from page 24

which examines the motivations and influences for Americans' interstate moves, also revealed more Baby Boomers and Gen Xers moved than any other age group last year, as those aged 55 and older accounted for more than 55% of all inbound United Van Lines moves in 2022.

By contrast, Vermont fell from 12th to 30th in the 2022 U-Haul report on moving, though activity was higher in Vermont both in- and out-of-state than the U.S. on average, as moving in the nation generally slowed in 2022. The difference in the U-Haul versus United reports could reflect the demographic of the mover between the do-it-yourselfer versus someone paying someone else to move them.

Additionally, the survey shows the top motivations for inbound moves include a desire to be closer to family (35%, and continues to be a primary driver post-Covid), a new job/company transfer (33%, which continues to decrease as a driver post-Covid) and retirement (20%).

"Key factors like retirement, wanting to be closer to family and lifestyle changes influenced by the pandemic along with current housing prices drove moving patterns in 2022," said Michael A. Stoll, economist and professor in the Department of Public Policy at the University of California, Los Angeles. "The United Van Lines study encompasses data that Americans are now moving from bigger to smaller cities, mostly in the South, some in the West, but even an increase of migration to the Northeast, which has not been typical. We're also seeing younger Millennials migrating to vibrant, metropolitan economies, like Washington, D.C. and Portland, Oregon."

Additionally, Delaware, North Carolina and New Mexico (58%) joined the list of top 10 inbound states in 2022. Delaware and New Mexico cited retirement as a top motivation for moving to those states. Contrarily, Wyoming (57%) and Pennsylvania (57%) joined the list of top 10 outbound states last year. Moving for a new job/company transfer is cited as the top motivation for moving out of those states.



Submitted

"Our United Van Lines study and survey offers year-over-year insights into where and why Americans are moving," United Van Lines Vice President of Corporate Communications Eily Cummings said. "For the last several years, Idaho was a top destination, as Americans migrated from Northern California, Washington and even Oregon due to a similar lifestyle in the state. With an influx of new residents, housing prices and other living costs start to increase over time, and these popular destinations become hot spots for inflation. As a result, the study underscored that Americans are moving from expensive cities to lower-density, more affordable regions."

Movers are relocating to coastal cities in droves. In fact, six out of the top 10 inbound MSA markets in 2022 are seaside cities:

1. Wilmington, NC (81%)
2. Bellingham, WA (73.2%)
3. Santa Fe, NM (73%)
4. Myrtle Beach, SC (72%)
5. Punta Gorda, FL (71.6%)
6. Flagstaff, AZ (71.4%)

7. Sarasota-Bradenton, FL (71%)
8. State College, PA (70%)
9. Eugene-Springfield, OR (69%)
10. Fort Myers-Cape Coral, FL (69%)

Notably, Wilmington, North Carolina, and Punta Gorda, Florida, ranked in the top MSA inbound markets for three consecutive years.

Since 1977, United Van Lines annually tracks migration patterns on a state-by-state basis. The 2022 study is based on household moves handled by the UniGroup network (parent company of United Van Lines) within the 48 contiguous states and Washington, D.C. and ranks states based on the inbound and outbound percentages of total moves in each state. United classifies states as "high inbound" if 55% or more of the moves are going into a state, "high outbound" if 55% or more moves were coming out of a state or "balanced" if the difference between inbound and outbound is negligible.

To view the entire 2022 study, including an interactive map, visit: [unitedvanlines.com/newsroom/movers-study-2022](https://unitedvanlines.com/newsroom/movers-study-2022).

**Vermont**

Total Inbound: 76.9%  
Total Outbound: 23.1%

Primary Reason for Moving		
INBOUND		OUTBOUND
16.43%	retirement	N/A
6.13%	health	N/A
38.44%	family	N/A
12.53%	lifestyle	25.00%
39.55%	job	75.00%
6.96%	cost	N/A

Income		
INBOUND		OUTBOUND
3.70%	\$0 to \$49,999	0.00%
14.81%	\$50,000 to \$74,999	N/A
18.52%	\$75,000 to \$99,999	N/A
29.63%	\$100,000 to \$149,999	N/A
33.33%	\$150,000 or more	100.00%

Age Ranges		
INBOUND		OUTBOUND
0.00%	<18 to 34	0.00%
13.79%	35 to 44	N/A
17.24%	45 to 54	66.67%
34.48%	55 to 64	33.33%
34.48%	65 or older	0.00%

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## ← MISSION FARM: from page 21

ful mature mixed-deciduous forest. Persevering up to the top of one of the three loops in the trail system will reward you with a sweeping view of the river valley and mountain range.

Mission Farm is now beginning to develop a series of new companion trails with marked spaces for meditation and prayer.

### Chapel

Church of Our Saviour has served the local community for over 125 years as the founder Elizabeth Wood Clement envisioned its mission — a meeting place for social gatherings both mundane and sacred. The active Episcopal congregation has been stewards of this land and has offered hospitality to the community.

In recent years, significant restoration has taken place in the Church including: new roof, updated electric, and energy efficiency improvements have recently been completed. Restoration of the stained glass windows has begun, allowing sunlight to stream into the Church once again.

### Rectory & Guest House

For the past 50 years, the guest house at Mission Farm has housed travelers and friends of Church of our Savior. Beginning its life as a carriage barn and tavern, the guest house flourished under Father Heminway's leadership (it was named in his honor).

In the near future, an energy audit for the Rectory and Guest House will be conducted to identify efficiency opportunities. In the long term, an architectural plan is needed to create comfortable accommodations for guests and inviting gathering spaces for retreat participants. A space that allows for restoration of spirit and connection to the land.


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# SIX TIPS FOR SIDEKICKS

Frontline workers in the waste and recycling industry are essential to ensuring the health and safety of our communities. Like every hero, frontline champions need great sidekicks! Here's how you can help keep everyone safe!

**1** Bag your trash and tie your bags tightly.



**2** Keep your recyclables loose - don't bag them.



**3** When in doubt, throw it out.



**4** Masks, gloves or batteries don't belong in recycling.




**5** Slow down to get around.




**6** Make your bins accessible and safe.



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# HOW TO PLAN FOR HOME RENOVATION

Home renovation projects are significant undertakings. It is common for homeowners who may not have the time nor the expertise to do the work themselves to call in professionals to tackle these jobs.

According to the home improvement resource HomeGuide.com, for a bathroom remodel — one of the more popular improvement projects — installation and labor accounts for 10% to 25% of the total project cost.

Materials used account for the other components of an overall project cost. In the past, Homeowners negotiated the best rates possible by obtaining a number of bids from contractors, spelling out both labor and material costs and determining their best option.

These days, finding a contractor at all may be a challenge as demands for their skills continue to be in extremely high demand throughout the region.

Still, it's better to wait for a skilled craftsman, than to rush a project and pay more for lower quality work.

How do you assess the quality of a contractor? First, check as many reviews as possible. Go online, ask friends or your local lumber yard for recommendations, or rely on the Better Business Bureau to find reliable contractors. A contractor



*Submitted*

*Planning for a home renovation can be simple as long as you follow these steps. Make sure you create a checklist for your contractor. You might also consider saving money by doing your own demolition, but weigh the choice wisely.*

who seems too good to be true will not necessarily be so, but it's still best to vet each professional thoroughly prior to signing a contract.

## **Cost basis vs bid basis**

Certain contractors will produce an estimate based on the best guess of the cost of supplies then add on a flat fee or percentage for

their services. This is called a cost basis bid. Others will create a bid that includes all their anticipated supply and labor costs, known as a bid basis bid. Know what you're getting to make the most accurate comparison.

## **Create a master itemized checklist**

It's easy to explain the project differently from one contractor to another when doing so verbally. That may result in a different plan and price. Rather, make a checklist of what you want done and have several copies to give to the contractors with whom you meet. This makes it easier to compare costs line by line. Have specific materials in mind. Make sure bids are based on the same materials and tasks. For example, if you're comparing window replacement quotes, be sure that each quote is based on the same window material and coating. Vinyl replacement windows may not cost the same as fiberglass or wood.

## **Small versus big contracting companies**

Some bids may differ based on the manpower of the company. One contractor may view a project as an easy one that can be slipped right into the schedule. Another may have to devote more time and effort if it is being undertaken by one or two people. This can affect cost in the quote — and it may affect the timeline. You'll want to know whether your project has a dedicated crew or is an add-on to many other projects that crews will be working on simultaneously, and how that might affect timing.

## **Doing your own demo**

Figure out if the contractor will allow you to perform a portion of the tear-out, clean-up or other tasks to save on labor costs. Make sure this is included in the bid. Comparing contractor work bids can be tricky, but it helps homeowners know they're getting the best value for their money.



*Submitted*

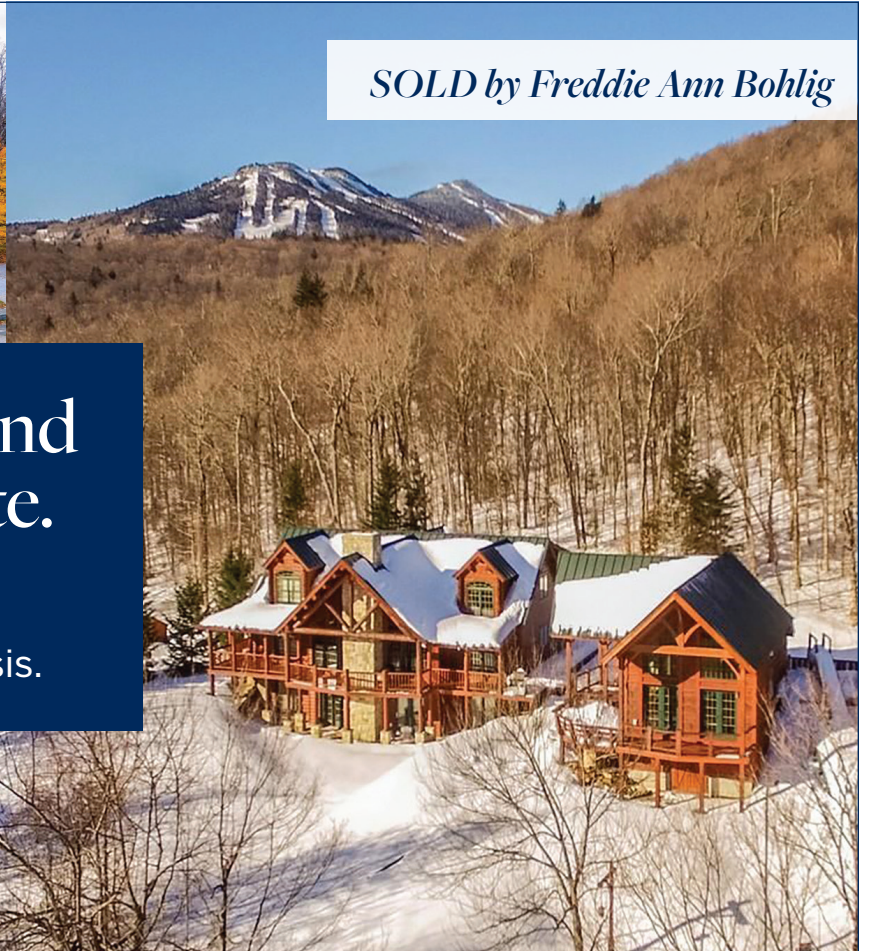
*Renovations, big or small, are more successful with ample planning and prep.*



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# TIPS FOR DESIGNING A LOW-MAINTENANCE GARDEN

By Melinda Myers

Don't let your spring garden enthusiasm lead to overplanting and the creation of a summer gardening nightmare. A design with maintenance in mind and some strategic care can help reduce the time you spend managing your gardens and landscape.

Consider using fewer plant species when designing perennial flowerbeds. Increase the number of each to boost the visual impact of the garden and reduce maintenance. You'll have fewer species to manage, identify and differentiate from the weeds as they emerge in spring.

Select plants suited to the growing conditions and that do not require deadheading and staking. Avoid pest- and disease-prone plants as well as those that quickly multiply and overtake neighboring plants and the garden bed.

Design garden beds with gentle curves and avoid tight spaces that limit access and will make managing the surroundings difficult. Make sure all parts of the garden can easily be reached for planting, weeding, harvesting, and care. Add a path of wood chips or a few stepping stones, like Leaf Stepping Stones, to large garden beds as needed for easier access.

Reduce watering needs by growing plants suited to your area's normal rainfall. Group moisture-loving plants together to minimize the amount of water used and time spent watering. Enlist the help of soaker hoses or drip irrigation when watering is needed. Irrigation systems apply water to the soil where needed and can be cut with scissors to fit any garden that is planted in rows.

Reduce watering frequency, suppress weeds, and improve the soil with the help of organic mulches like leaves, evergreen needles, and wood chips. You'll gain multiple benefits with this one task. Spread a one- to two-inch layer of mulch over the soil surface. Pull it away from tree trunks, shrub stems and off the crowns of flowering plants and vegetables. The finer the mulch material, the thinner the layer of mulch you'll need.

Slow the infiltration of grass and weeds into garden beds and eliminate the need to hand trim with a bit of edging. Use a shovel to dig a V-shaped trench around the perimeter of the garden edge. Fill this with the same mulch used in your flowerbed to create a mowing strip around the garden bed.

Join forces with neighbors and rent an edging

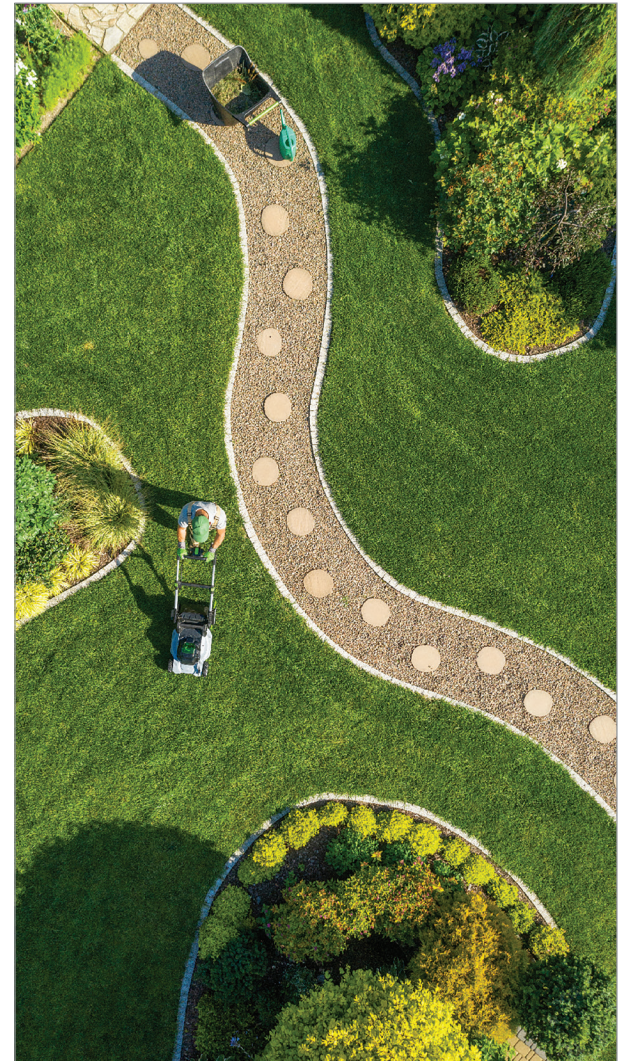
machine for the day or weekend. These machines can make it easier and quicker to accomplish this task. With a shared rental, you all save money and no one has to maintain and store the equipment.

Keep tools handy to save time and energy spent retrieving forgotten tools from the shed or garage. Weather-proof garden tool bags with multiple compartments make it easy to organize, store and carry hand tools, plant tags, gloves, and other small items to the garden. Or store them right where they are needed. Convert an old mailbox or invest in a small storage container like the waterproof galvanized garden tool storage box. Mount it on the end of a raised bed, fence, or post to keep small tools, gloves, safety glasses, and more in a handy location.

Use carts, wagons, or a gardener's summer sled when moving large or heavy loads. You'll be able to accomplish the move with fewer trips and less muscle strain.

Take time this season to implement a few of these strategies. A few changes can save you time that you can instead spend relaxing, enjoying, or adding more gardens.

Melinda Myers is the author of more than 20 gardening books. For more information visit: [MelindaMyers.com](http://MelindaMyers.com).



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