



The Spring Mills Bulletin

"A planned community . . . A great place to live!"

Volume 6 • Issue 1

SPECIAL EDITION

January 2011

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From the Desk of the President

Under the laws of the State of West Virginia, each commonly owned community not covered by the Uniform Common Interest Ownership Act, West Virginia Code chapter 36B, is required to have its own covenants, conditions and restrictions, and be managed by an association of common interest owners. The covenants, conditions and restrictions (CCR's) for the Spring Mills Subdivision is our guide and rule book in governing and maintaining our community. Each resident of our community is bound by these CCR's. The Board of Directors consists of volunteers from the community who donate their time without compensation.

We are a residential community of four-hundred sixty-two units – single family units, townhouse units and villas. Your association Board is responsible for managing the commonly held assets of the residential community, as well as being responsible for managing the common assets of the commercial properties within the Spring Mills community.

Officers elected to manage the business of the community serve for three (3) years. With a Board of Directors which includes nine (9) members, each year three officers come up for re-election. An officer whose term is expiring may choose to run for re-election.

The Board is always looking for people with the appropriate skills, knowledge or interest to take up part of the work of keeping our community the quality neighborhood that attracted us all here in the first place.

(continued on page 2)



**Spring Mills Annual Meeting:
Thursday, February 24, 7 p.m.
Beddington Fire Station**

(From the Desk of the President, continued from p. 1)

You may review the Officer's Manual at our Web site, www.springmills.org for more information. Or you may call the association phone at (304) 274-3086 and request more information – a Board member will return your call as available.

Here is your opportunity to step up and make a contribution to your community. In the last election the Board was required to appoint people to fill vacancies because the unit owners did not return their ballots in sufficient number to constitute a legal election under the CCR's. We are hoping for more participation this year.

Should a substantial number of our unit owners continue to be indifferent to the need for members to serve on the Board of Directors, our only other option is to hire a professional management company to perform the duties required. This option will result in at least a doubling of the neighborhood assessments.

This newsletter contains information on Board responsibilities, as well as your opportunity to participate in the maintenance of the community, either serving on the Board or volunteering for one of our committees. Return the nominating form contained in this newsletter to stand for election to the Board of Directors, or to express your willingness to serve on an association committee. Nominating forms must be returned to the association by January, 20th to be listed on the election ballot.

The ballots will be mailed with a self addressed, stamped envelope on February 1st and must be returned by February 15th for tabulation prior to our general meeting on **February 24th at the Beddington Fire Department station beginning at 7 p.m.**

The future of your association is in your hands.

Ed Flake, President

From your Editor

Maybe there is a better home owners' association in Berkeley County than ours, and maybe there's a nicer neighborhood somewhere. Certainly there are some with more expensive homes. However, our properties are well kept, the morale in our neighborhood is high, the people are friendly, kids are respectful and our activities are well attended. Our Unit Owners provide feedback and our officers are responsive.

Now you have a chance to serve. Submit your name; volunteer to serve on the Board. We will be electing three people to replace retiring officers. You don't have to be on the Board to participate in a committee. Our Block Captains program needs volunteers; neighborhood beautification needs volunteers. You could make a difference. For a list of committees and functions see our Web site, www.springmills.org and look under Officers' Manual for details.

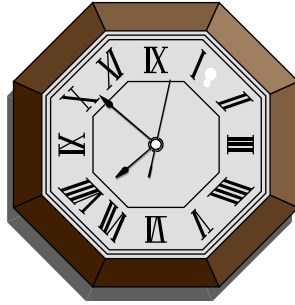
Fill in the nomination form in this newsletter and return it by January 20th to be included on the ballot. It is time to step up.

Bill Richards, Editor



January is named after Janus (Ianuarius), the god of the doorway; the name has its beginnings in Roman mythology, coming from the Latin word for door (*ianua*) – January is the door to the year.

It's That Time!



This is your chance to submit your name to be elected to your Association Board of Directors to participate in the important work of keeping your community the quality neighborhood we all want.

If you have a background in finance, property management, contracting services, newsletter publication, or any of the other functions of your Board, submit your name by January 20, 2011, to:

Spring Mills Unit Owners' Association
P.O. Box 421
Martinsburg, WV 25401

Yes, I would like to submit a name as a candidate;

Name: _____

Address: _____

Phone: _____

Brief background of qualifications:

Signed: _____ **Date** _____

Tear out this page, fold over and staple, affix postage and mail to the Association

Affix postage

**Spring Mills Unit Owners' Association
P.O. Box 421
Martinsburg, WV 25401**

Staple here

Spring Mills Unit Owners' Association Board of Directors Officers' Manual

Statement of Purpose:

1. To provide a written guide for maintaining continuity of management for the Spring Mills Subdivision.
2. To provide organizational guidelines for meeting the requirements of the covenants, conditions and restrictions of the Spring Mills Subdivision.
3. To quantify a consistent philosophy of governance and application of the CCRs of our community.
4. To define the functional committees of the Board of Directors and their respective purpose, authority and structure.

Board of Director's Officers (Note: Member of the Board may hold more than one office.)

- President
- Vice President
- Secretary
- Treasurer
- Architectural Control
- Compliance Officer
- Community Relations
- Communications
- At Large Members

Committees and Work Groups for Spring Mills Subdivision Unit Owners' Association 2011

Architectural Control Committee
CCR Enforcement
Financial & Accounting
Property (pool, common area, streets etc.)
Beautification -- grounds
Communication (Newsletter/Web page)
Community Relations (Neighborhood Watch, Block Captains)

Philosophy of Governance for Spring Mills Subdivision;

The purpose of our covenants and restrictions is three-fold. First, the rules are to minimize friction between our Unit owners when issues arise through general guidelines on living in close proximity to each other. Second, the rules are applied to protect the quality of our community and the value of our properties. Third, the rules are tempered to allow the maximum autonomy for our residents and allow their constitutional rights to "life, liberty and the pursuit of happiness" by exercising the minimum intrusion into their lifestyle.

While we try to show flexibility when applying some of the more restrictive rules of the community, we also try to appreciate the situation of the residents and limit our prosecution to those issues which devalue our community. Draconian enforcement of some of our covenants and restrictions would pose an unreasonable intrusion into the lives of our residents

Credit Policies approved by the Board of Directors

Neighborhood assessments billings will go out in April, due May 31. A \$10 discount will be given for payments received by May 15. (see page 67 in Green Book). Pool passes will be mailed upon receipt of full payment of assessments. Unpaid assessments as of July 1 will accrue 1.5% interest per month (18% Annual). Assessments unpaid by August 1 will receive a strong letter regarding payment. This letter should contain the required verbiage from the CCR's.

Unpaid assessments at the end of August will have liens placed upon the property to protect the community interest. Lien will include penalty for non-payment, interest and lien filing charge of \$25. The amount of the lien should be at least \$1,000 -- more than owed to cover any legal or collection costs. Monthly statement should be mailed to past due members with the interest and lien filing fees clearly stated.

By September a letter should be sent to any past-due owners that their account will be taken to Magistrate Court if it is not paid in 30 days. When an account is five months overdue, an action should be filed in Magistrate Court. If payment is offered before going through Magistrate Court or to a collection agency, the Board can forgive the additional amount above actual amounts due and issue a release of lien.

When a judgment is rendered by Magistrate Court (either from a hearing or in default) following the 20 day appeal option, a Writ of Execution should be filed in the Magistrate Court. The Sheriff's office should be assigned to seize personal property to satisfy the Magistrate Court decree.

Selecting Energy-Efficient Lighting For Your Home Just Got Easier

(NAPS)—With so many lighting choices on the shelf at your local retail store, it's not always easy to decide whether you should replace your burned-out bulb with an incandescent, halogen, LED or other style. One variety that's growing in popularity is energy-efficient compact fluorescent light (CFL) bulbs. Here's a quick course on CFLs to better understand the facts, myths and more and to learn how smart lighting choices can be one of the easiest ways to save on energy costs.

Lesson One: The Basics

CFLs are energy-efficient bulbs that use two-thirds less energy, produce 70 percent less heat and last up to 10 times longer than standard incandescent bulbs. While a standard incandescent bulb uses heat to produce light, a CFL creates light using an entirely different method that is four times more efficient.

This means that you can buy a 15-watt CFL bulb that produces the same amount of light as a 60-watt regular incandescent bulb.

Unlike the first models, modern CFLs don't produce the same flickering, humming or dim light when initially turned on. CFLs also come in a variety of wattages, shapes and sizes to deliver the same light as a standard bulb and fit almost any fixture in the house.



Lesson Two: The Types

CFLs are ideal for everyday lighting. They can replicate cool, natural light, or simulate midday sunlight for warm, comfortable lighting. Most CFLs are available in three-way and dimmable bulbs for adjustable light levels and provide application versatility with a host of bulb options including floodlights, chandelier, ceiling fans, globes, corkscrew-shaped and even outdoor post lights.

One newer CFL option is a covered or incandescent-shaped bulb, where a corkscrew-shaped CFL is covered with glass to give the appearance of a standard incandescent bulb. Covered CFL bulbs can be seen as more aesthetically pleasing and fit in more lamps and fixtures than standard corkscrew-shaped bulbs.

Lesson Three: The Applications

Lighting plays as big a role in home design as furniture, wall paint or appliances. There are three main types of lighting: ambient (general overhead), task, and accent (decorative). CFL bulbs can be used for all of these lighting functions to enhance the mood, improve visibility and offer energy savings. Since color is key in home design, select CFLs that filter out dull yellow rays and make colors "pop," such as GE Reveal® CFL bulbs, which can help bring out patterns that may go unnoticed under ordinary incandescent light.

Note: Brand names are mentioned as examples only and do not indicate an endorsement of any product.

January 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 New Year's Day
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17 Martin Luther King, Jr. Day	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21 Presidents' Day	22	23	24 7:00 PM ANNUAL MEETING (see page 2)	25	26
27	28					

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