



The Spring Mills Bulletin

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

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President's Message

Happy New Year! I hope everyone has had a wonderful, safe and Happy New Year. The neighborhood decorations were amazing. I don't think there was one street that was not awash in colorful splendor. 2017 is off to a great start and I'm excited to see what it has in store. I'm sure it will be another truly exciting year. We are in great financial shape and as I write this article we are finalizing the 2017/2018 Fiscal Year budget. Our community continues to grow as more neighbors move in. Our growth is a positive thing and speaks volumes in that folks want to move in and be part of our wonderful Spring Mills community.

The weather has been a bit strange, I'm not complaining, as we have had more warm weather than cold. Hopefully we won't have a repeat of last years' snow, but if we do, rest assured, we will do everything possible to ensure we have proper snow removal.

I invite everyone to come out to our Spring Mills Subdivision Unit Association's Annual Meeting on Thursday, 23 Feb. I also encourage you to attend our regular Board meetings on the third Tuesday of each month (except December) at the Bedington Fire Station on Bedington Road. If you would like to address the Board, please let us know through our website, <http://www.springmills.org> or leave a message on the association phone, 304-274-3086. This will allow us to schedule time for you on the agenda.

[\(Continued on P.2, "President's Message"\)](#)

Upcoming Events

Spring Mills 2017 Annual Meeting:
Thursday, February 23rd

MARK YOUR CALENDAR FOR THURSDAY, FEBRUARY 23, 2017 FOR THE SPRING MILLS SUBDIVISION UNIT ASSOCIATION'S ANNUAL MEETING!

All residents of the Spring Mills Subdivision are automatically members of the Unit Owners' Association by virtue of owning property in our subdivision. Our annual meeting is where you can learn about the activities of the managing Board of Directors and the issues regarding our subdivision.

Bring your questions, concerns and suggestions on how we can make Spring Mills an even better community to live in. You will get an update on our financial condition, changes in Board membership and much more.

We meet at the Bedington Fire Department's facility on Bedington Road roughly 1 ½ miles east of Route 11 on the north side of the road – you can't miss it (parking in the rear). The meeting will start at 7 p.m. and end no later than 9pm. We hope to see you there.

"President's Message" continued from P.1

I would be remiss if I did not thank all the volunteers who work hard to keep our community beautiful. I also want to say a special "Thank You" to my fellow Board members, who make serving on the Board truly a pleasure. Without your hard work and dedication we would not be able to continue to be a great place to live.

Stephen Casimir

X From your Community XX X Manager ~ X

As we are fast approaching the one-year mark from when Clagett Management first began working with the Spring Mills community, I would like to take a moment to say that I continue to be impressed with the residents and volunteers at Spring Mills – what a great community this is!

From the well-maintained properties and kind people to the many amenities, social events, and dedicated leadership team, everything is top notch! Everyone does their part to maintain Spring Mills as a premier community in Berkeley County. Not only does this ensure a great "quality of life" for residents, it also maintains and enhances property values. I am thankful for the opportunity to work with you and look forward to the new year.

Speaking of the new year, please note that holiday decorations should generally be removed by the end of January. While we loved to see all of the pretty lights, wreaths, greenery and snowmen, please pack them away for next year so that yards present a tidy appearance in preparation for spring!

*~ Community Manager Heather Field,
Clagett Management*

X WINTER IS ON THE WAY! X

Snow Removal Policy

- Snow will be removed from the streets when it accumulates 4 inches or more.
- When there's a major storm, snow removal will begin when the storm is over.
- In case of large accumulations, the plows will clear one lane on each street first and then return to clear the streets completely. This allows emergency vehicles to access all homes as soon as possible.
- Streets on hills will be salted if icy.
- Gravel from the sides of the streets might get pushed into yards. This is unavoidable, and it is the responsibility of the resident to return the gravel back to the gravel strip.
- If the edge of your driveway is not completely flush with the street surface, the plows may cause damage. If you have your driveway resurfaced, it is your responsibility to make sure it is flush with the street.
- Please do not remove or damage the reflective marker poles on fire hydrants and at the sides of speed bumps. If you see one removed or damaged, please report it to the Association.
- If you are able, it would be very helpful if you clear out around the fire hydrant nearest your home.

Please do not harass or threaten the snow plow operators. Any such acts will not be tolerated and will be prosecuted as criminal acts.

HOLIDAY DECORATING CONTEST

Happy New Year!!! We here at the SMHOA hope everyone had a wonderful holiday season and a very happy and safe New Years!

The Christmas decorations were wonderful, festive and joyful again this year. The neighborhood looked inviting and amazing and continues to look better each year. It was a wonderful evening driving through our community along with my fellow judge viewing the festive holiday displays. It is always difficult to select winners and appreciate everyone for their outstanding efforts and holiday spirit.

This season we are adding more honorable mentions along with our 1st, 2nd and 3rd place winners. Please congratulate not only our winners but everyone for their outstanding holiday spirit!

We look forward to December 2017 and our 5th annual Christmas Decorating Celebration.

2016 Decorating Winners:

- 1st Place-(\$50) Shawn & Rebecca Ryan
(599 T J Jackson)
- 2nd Place-(\$25) Jarred & Valerie Miller
(105 Phoenix)
- 3rd Place-(\$25) Jeffrey & Charlene Mills
(164 Amherst)

Honorable Mentions:

- 71 Heron
- 84 Clemson
- 153 Oberlin
- 157 Pembroke
- 247 Morningside
- 303 Ambler

1st Place - 599 T J Jackson



2nd Place – 105 Phoenix



3rd Place – 164 Amherst



Dear Neighbors:

Apparently Santa was good to some of our kids by delivering electric vehicles to them this year. It is a good time to republish the policy on electric vehicles adopted by the Board of Directors in 2010;

Policy

Policy for the Spring Mills Subdivision on operating electric powered vehicles on the streets of our community:

The following are the parameters and guidelines:

1. The little toy jeeps and cars capable of a maximum speed of 3 miles per hour will be considered a toy. It is preferable that they be operated on the private property of the owner. However, if they are on the street, **they must be accompanied by a walking adult at all times.**
2. Motorized mini-bikes capable of speeds of 5 to 15 miles per hour will be considered the same as a bicycle. Operated on the street, they must obey all traffic rules (i.e., drive as far to the right as possible; obey the speed limit and all stop signs). **All operators of these vehicles must obey the West Virginia Helmet Law which states that any person fifteen years or under must wear a helmet.**
3. Vehicles capable of speeds over 15 mile per hour are considered "vehicles" and fall under the vehicle code licensing requirement, must be street-legal and require a licensed operator.
4. All motorized vehicles should be operated within the manufacturer's recommendations.
5. If any of these vehicles constitutes a nuisance, the issue will be addressed under the "nuisance" clause of the CCR's.
6. **Ride at your own risk.** There is no liability accrued to the Spring Mills Homeowner's Association.



These guidelines were adopted at the May 11, 2010 Board meeting.

X Time to Clean Siding? X

“WHAT’S THAT GREEN STUFF ON MY HOUSE?”

You may not think that this is a growing season but as we walk around the neighborhood we see ugly things growing on the sides of many houses. The grass may be dormant but the mold and mildew is thriving.

Luckily, cleaning vinyl siding is a fairly easy job, and there are a wide variety of products to help remove typical stains. Read on, and we’ll show you how to clean vinyl siding the right way.

According to the Vinyl Siding Institute, the best way is to use a soft cloth or an ordinary long-handled, soft-bristle brush. To prevent streaking, start at the bottom and work up towards the top of the house. When cleaning vinyl siding, remember to thoroughly rinse away any residue as you go.

Some good vinyl siding cleaner solutions include:

- 70% water, 30% white vinegar makes a great all-purpose vinyl siding cleaner that removes light mold and mildew stains.
- For a stronger solution, mix together one-third cup powdered laundry detergent, two-thirds cup powdered household cleaner, one quart liquid laundry bleach and one gallon of water.
- If you are concerned about landscaping, use a vinyl siding cleaner solution comprised of one gallon of water mixed with one cup oxygen bleach in a bucket. The oxygen bleach will clean the vinyl without damaging your landscaping. Oxyclean is effective.
- Simple Green offers an environmentally friendly cleanser that is specially formulated for use on vinyl and aluminum siding, stucco, terra cotta roof tiles and painted wood. The non-toxic biodegradable concentrate can be used manually or with pressure washers.

- General household cleansers (e.g., Fantastik, Murphy’s Oil Soap, Windex and Lysol) can be used on tough dirt and stains, and including those created by top soil, grass, grease, oil, rust, crayon, ink and bubble gum. Rust stains may be removed using products designed for this purpose (e.g., Super Iron Out and Instant Rust Out).

Cleaning vinyl siding is even easier with a pressure washer, although some manufacturers advise against it, and other manufacturers recommend a limited amount of pressure.

If you’re not sure how to clean vinyl siding with a pressure washer, start by ensuring that the stream is at eye level and pointed straight at the siding, not at an angle. That way, you won’t drive water behind the siding. Use caution when using a pressure washer around openings like windows, doors, and plumbing connections.

Avoid using any vinyl siding cleaners that contain organic solvents, undiluted chlorine bleach, liquid grease remover, nail polish remover, or furniture polish or cleaners. Any of these products might damage the vinyl siding’s surface. Also, avoid using highly-abrasive scrubbers or steel wool; these, too, can cause damage when cleaning vinyl siding.

With just a little bit of time and effort, vinyl siding can be kept looking “like new” and will provide many years of trouble-free protection for your home.

Make this a high priority for your spring cleaning.

Secure Your Home and Property

Recently we have learned of thefts from vehicles in our community and we need to take all the precautions possible to minimize opportunities for criminals. In the past we have published articles on home security – deadbolts, alarms, etc. We have also pointed out that Spring Mills is no longer a sleepy little village in an out of the way location. With all the growth in the area, we have a high profile in the area now.

We have had incidents of cars being burgled for small change and whatever else they can find. When we investigated the details we found that people leave their cars unlocked – sometimes with valuables in full view. This is an invitation to be violated.

In discussing this with law enforcement we often found a common situation where we may be inviting problems into our community. Your association has worked very hard at limiting solicitation in the community but we still have cases where unlicensed, uninsured, unqualified people roam through our community soliciting work to clean up yards, recoat driveways, do odd jobs, etc. and too many of our residents have engaged them. Law enforcement officials warn that too often these unregulated people are the ones victimizing the communities where they have been welcomed. Please make sure that the people you hire are reputable.

Although we may have moved here to avoid city life, we must all take the necessary steps to protect our property and personal safety – that includes refusing to invite unwanted people into our community under any pretext.



You can't help but notice the "new" construction on the west side of TJ Jackson Drive. This fall Panhandle Homes started building on the land just before Amherst Lane, which is platted to have 90 Villa homes. Sales have been strong, and the builder anticipates having 10 Villas sold by May 1.

The remaining Carriage Homes on the east side of TJ Jackson Drive are also under construction, with plans to have 6 homes sold by May 1. We are fortunate that Spring Mills is a very desirable community in which to purchase property!



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