



# The Spring Mills Bulletin

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

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## President's Message

It looks like we came through the winter fairly unscathed by the snow. It was a welcome change from the previous few years. I'm happy to see spring is here and the neighborhood is getting greener and lush every day. I have to admit, I love getting outside to mow my lawn and work in the garden. There's nothing like the smell of fresh cut grass on a nice warm, sunny day. I also enjoy walking through the neighborhood seeing all the beautiful landscaping and well-kept yards.

We had our Annual Meeting on 23 Feb. I want to personally thank everyone who attended the meeting. It was a nice evening, no snow or bitter cold, and I believe we had some great discussion. The Meeting Notes from the meeting are posted on our website under the "News" tab. (<http://www.springmills.org>)

We are hard at work readying the pool for opening. There is a lot of work that goes into this and I would like to say a BIG "Thank You" to Ed Flake, Tammy Catlett and Erin Schenzel. Without their hard work and dedication our community pool would not be the smooth operation it is which allows us to enjoy this neighborhood jewel. See Upcoming Events, P.1, for date and time of the Ice Cream Social which has become such a great and enjoyable time.

(Continued on P.2, "President's Message")

## Upcoming Events

- **Pool Opening** - May 27<sup>th</sup>  
(See Details on P.3)
- **Ice Cream Social at Pool** - May 29<sup>th</sup>  
11:00 AM - 2 PM
- **New fiscal year starts** - May 1<sup>st</sup>, 2017
- **Assessments due May 1<sup>st</sup>**, late after May 30<sup>th</sup>  
(See Details on P.5)
- **Community yard sale** - June 17<sup>th</sup>  
(See Details on P.6)



## “Presidents Message” continued from P. 1

Our Annual Election for the 2017/2018 Fiscal Year is upon us. Candidate forms were sent out with the deadline of 10 Mar. We received three candidates for the vacant Board positions. Ballots were sent out at the beginning of the month and I hope everyone took the opportunity to vote for your Board of Directors. I have truly enjoyed being a part of the Board, working with the other Board Members and meeting with my neighbors in our great community and look forward to continuing to serve.

With the warm weather upon us I look forward to seeing you throughout the neighborhood.

*Stephen Casimir*

## Architectural Change Policy x

Spring and summer is the time when we make those major projects – adding a room, fence or patio – the builder bug gets us. Remember that you need prior approval from the Architectural Control Committee for any project on your unit. You may download the application form from the association Web site, [www.springmills.org](http://www.springmills.org), or if you do not have Internet, call the association at 304-274-3086 and a form will be mailed to you. Don't wait until the contractor is ready to start the project – allow up to 30 days for approval.

Remember to only use properly licensed and insured contractors and be sure to check their references. Make sure you get a certificate of insurance as well as labor and materials lien releases before making final payments.

## Your Assessment Money at Work! x

April 10, 2017 the calls came flooding in regarding trash that was dumped at the tennis court parking area. Unbelievable!



Don't know the culprit but it was obviously someone who does not respect our neighborhood and all the work the residents do to keep Spring Mills a first class place to live.

Our management company, Clagett Management, kicked into gear to get this mess cleaned up so that no one would mistake our community for a slum, reflecting on all of our property's values. Vigilant reporting is the key to keeping our neighborhood a pleasant place to live. If you see a problem, don't wait for someone else to do something – report problems immediately.

Meanwhile, if you see someone dumping and know it is, please call the Association at 304-274-3086.

## Community Park/Pool Opening

Opening day at our Community Park Pool is fast approaching. We hope to open on Saturday May 27<sup>th</sup>, weather permitting. Please get your pool pass from the gate person. Only people who have paid their dues will be allowed to use the pool. Remember, no dues can be paid at the pool! On Monday the 29<sup>th</sup> which is Memorial Day, we have scheduled the ice cream truck from 11:00 AM till 2:00 PM. We ask that you do not abuse the privilege with over indulgence. Please let kids and seniors have the first opportunity to get their ice cream.

The tennis courts are open now for your use. Small surface cracks have developed over the winter. Our contractor will be fixing these in the next few weeks. During these repairs the courts will be temporarily closed. Last year one of our residents used their personal lock to lock the courts to keep people out during the drying process. Please allow the Board to take care of these repairs.

The playground has seen a lot of use all winter. This area is for young children up to approximately 13 years if age. We ask parents not to allow their older children to hang out at the playground! The board does not want the playground to become a hangout site for older teenagers.

Please be sure to pick up your trash while enjoying the park. Thank you all for your continued diligence in maintaining this area.

The Gazebo can be used for family gatherings. Please call the Association at 304-274-3086 to reserve a day and time, if you plan on a large gathering. Remember, no alcoholic beverages, or glass containers are permitted.

Our Community Park is for your use and enjoyment. Please help us take care of this valuable asset.

Enjoy the upcoming summer,

*Ed Flake*

Community Park Director, Board of Directors

## What's happening with all the New Building?

We have all been watching the growth of our community as Panhandle Builders works to finish its development of the properties. We have watched as new Villas and Carriage Homes have been built east of T.J. Jackson Drive and south of Jamestown Drive, and wondered what's going on there. We have been watching new streets north of Amherst Lane with Villas going up and wondering how much more is coming – Saffron Terrace, Akron Terrace & Trebeck Terrace.

In my conversations with Allen Henry, President of Panhandle Builders, I was told that there is one more street to go in with Carriage Homes just south of Jamestown, and that the three new streets north of Amherst Lane will have an additional 90 Villas when completed – the pace of completion will depend upon the pace of sales.

Although there will still be some 25 undeveloped acres around the medical office, that has been set aside for commercial development.

Under the current plans our Spring Mills Subdivision will grow to around 655 units over the next two years. Your Board of Directors will keep you informed as we receive updated information.

*Bob Ayrer, Treasurer*



## New Website for Subdivision

On behalf of the board I am pleased to announce that Spring Mills has a new mobile friendly website. The site successfully launched in March with the help of a local web developer. The board is extremely grateful for the previous creator of our old website that volunteered his time to build and maintain the old site. As our community grows and we see more requests for easy access to board minutes, forms, and general information, the Board felt it necessary to make a small investment in creating a website that enabled us to meet the needs of our growing community.

In addition to increasing ease of communication within the community, we believe the new site will make it easier for those buying and selling homes in the neighborhood. As our homes are more than just an investment, the Board believes that to protect the integrity and high standards our community demands, the new website will better showcase the quality of life we have all worked so hard to build. Turnover in a development our size is inevitable, which means making expectations clear, consistent and obvious is an important part in securing this. We hope that the new website does this.

If you have any questions or suggestions to make the website better, please contact us at [info@springmills.org](mailto:info@springmills.org). The website may be found at <http://www.springmills.org>.



## From your Community Manager ~

As the managing agent for the Spring Mills community, it is my duty to visit the subdivision weekly and to note any property deficiencies, both on common areas as well as at private residences. The community remains a premier subdivision due to several reasons, including the high standard of compliance required of all residents, as well as the high standard of maintenance that most residents uphold. We are grateful that so many of you take the time and expense to maintain and beautify your properties. It has not gone unnoticed!

However, in performing weekly inspections it has been noted that several "violations" seem to occur and recur on a routine basis – these include trash cans/bags being left out, grass and yards not being mowed or properly maintained, and routine street parking.

Please note that The CC&R's state that ***"Each owner shall keep their Unit and improvements thereon in a safe, clean, neat, and well maintained condition..."*** Regarding parking, the CC&R's state, ***"Except for temporary and unusual irregular overflow parking from the garage and driveway of any Unit, no parking shall be permitted on any street or road within the Properties."***

We ask that all residents do their part to uphold the high minimum standard of appearance for the Spring Mills community, thus enhancing the investment of all property owners.

~ Community Manager Heather Field, Clagett Management

## Assessments Due

The 2017/18 annual assessment in the amount of \$437.95 was due on May 1, 2017. Please note that there is a 30-day “grace period” during which payments may be made without any late penalty. And, for those of you who pay in full by May 15<sup>th</sup>, a \$10.00 savings is awarded! We would like to thank the majority of Spring Mills owners for their prompt payments – we are fortunate to have one of the lowest collections rates in the county!

Payment method options this year include mailing to the address listed on the payment stub, mailing or delivering in person to Clagett Management’s local Martinsburg office (115 North Queen St.), or payment online at [www.Clagett.com](http://www.Clagett.com).

Note that online payments will require several codes – The “Management ID” code is 7050, and the “Association ID” code is 540. You will also need your account number, which is noted on the invoice. Keep in mind that while online payments via e-check are “free,” online payments via credit or debit card come with an additional bank fee.

To avoid a late fee, all payments must be received and processed by May 30<sup>th</sup>, 2017.

## Election Results

Many thanks to the over 140 homeowners who submitted ballots for the Board of Directors election by the April 24<sup>th</sup> deadline.

Although the response was great, quorum for the election was not achieved. (“Quorum” is the minimum number of responses required in order for the election to be held.) As such, the Board of Directors will appoint the appropriate number of Directors, as authorized by the CC&R’s.

## Spring Maintenance

Spring is here, and with the new season comes an abundance of maintenance issues. We ask for everyone’s assistance in ensuring your home and property is looking good!

Areas of required maintenance are:

- ❖ Grass mowed and trimmed on a consistent and frequent basis
- ❖ Shrubs and plants pruned appropriately so they do not cover windows or appear overgrown
- ❖ Planted beds should be freshly mulched and weeded regularly
- ❖ Algae blooms on siding (especially north-facing) should be washed clean
- ❖ Shutters that are faded should be repainted
- ❖ House trim should not have peeling or faded paint
- ❖ Fences should be plumb and have no cracked or “popped” boards
- ❖ Debris or other stored items should be removed or stored in garages
- ❖ House numbers should be clearly visible
- ❖ Trash cans should be stored out of public view (except on days of collection)
- ❖ Planters, pots, and yard decorations should be reasonable in number, size, and placement

Thanks for keeping our community looking sharp!



## More Speed Bumps

In response to continued complaints of speeding within the community, the Board of Directors has approved the addition of four new speed bumps in Spring Mills. The new speed bumps will be installed by Jeter Paving following WV standards, and will be located as follows:

- Morningside Drive near the first row of townhomes
- Dartmouth Lane at the intersection of Jamestown Drive
- Yale Lane at the intersection of Amherst Lane
- Amherst Lane at the intersection of Yale Lane



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## Community Yard Sale June 17



The Spring Mills Community Yard Sale will be held on Saturday, June 17. There will be an ad in the Martinsburg Journal advertising the sale, so we can expect a lot of buyers from around the area.

You can set up and close at any time you want. The advertised hours will be 7 a.m. to 1 p.m. The Goodwill truck will be at the pool parking lot from 1 – 3 p.m. to collect any unsold items you wish to donate.

Now's a great time to clean out the garage, attic, basement and closets!



# WHAT IS RADON GAS AND SHOULD I BE CONCERNED ABOUT IT?

**R**adon is a naturally occurring, invisible, odorless gas that comes from deposits of uranium in soil, rock, and water. It is harmlessly dispersed in outdoor air, but when trapped in buildings, can be harmful, especially at elevated levels. Radon is a radioactive decay product of radium, which is itself a decay product of uranium. Uranium and radium are both common elements in soil. According to [www.Radon.com](http://www.Radon.com), Berkeley County, WV, has a higher than average prevalence for radon gas.

## Where is Radon Found?

The primary source of high levels of radon in homes is the surrounding soil. Radon has been found in elevated levels in homes in every state, and the U.S. Environmental Protection Agency estimates that as many as one in 15 homes across the U.S. have elevated radon levels.

## How Does Radon Get Into My House?

Warm air rises. When this happens in your home, it creates a vacuum in the lower areas of the house. Nature hates a vacuum, so something must rush in to fill it. In the case of your home, air seeps in from the soil around and under the house, and some air is sucked in through openings (cracks, doors, windows) on the lower levels. Radon gas enters the same way air and other soil gases enter the home; through cracks in the foundation floor or walls, hollow-block walls, and openings around floor drains, pipes and sump pumps.

## What are the Health Effects of Radon?

Exposure to radon is the second leading cause of lung cancer in the U.S. Radon can be inhaled into the lungs, where it undergoes radioactive decay. As it decays, radon releases tiny bursts of energy called alpha particles, which can harm sensitive lung tissue by damaging the DNA. This damaged DNA can lead to lung cancer.

## How is Radon Measured?

Radon is measured in picocuries per liter of air (pCi/L), a measurement of radioactivity. The U.S. EPA and the Centers for Disease Control and Prevention recommend that homes with radon levels 4 pCi/L, or greater, be fixed. The WV panhandle has a higher than average prevalence for Radon gas – according to [www.Radon.com](http://www.Radon.com), Berkeley County's radon level average is 8.8 pCi/L.

## How do I Find Out if My House has Elevated Levels of Radon?

Radon test kits that meet EPA guidelines can be obtained from the Berkeley County Health Department at (304)263-5131 FREE OF CHARGE. If additional assistance is needed, a trained professional from their office can be requested to perform the onsite test.

The cost of making repairs to reduce radon depends on how your home was built and other factors. Most homes can be fixed for about the same cost as other common home repairs, like painting or having a new hot water heater installed. The average cost for a contractor to lower radon levels in a home is about \$1,200, although this can range from \$500 to about \$2,500.

## How Can I Fix My House if it has Elevated Levels of Radon?

A variety of methods can be used to reduce radon in homes. Sealing cracks and other openings in the foundation is a basic part of most approaches to radon reduction. EPA does not recommend the use of sealing and caulking alone to reduce radon because, by itself, sealing has not been shown to lower radon levels significantly or consistently. In most cases, systems with pipes and fans are used to reduce radon. Such systems are called "sub-slab depressurization". These systems prevent radon gas from entering the home from below the concrete floor and the foundation. Similar systems can also be installed in homes with crawl spaces. Radon reduction contractors may use other methods that may also work in your home, depending on its design and other factors. Look in the Yellow Pages or call your state radon office to locate radon mitigators in your area.

*Info. obtained from Berkeley County Health Department's website at [www.bchealthdept.org](http://www.bchealthdept.org).*

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