



# The Spring Mills Bulletin

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

Volume 13– Issue 2

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## President's Message

It looks like Winter has finally given up its grasp on us and Spring has arrived, although a bit late and probably only here for a short time before Summer is in full swing. We've had some strange weather the past few years, but we seem to come through it well and I really enjoy seeing the neighborhood come alive with all the beautiful flowers and trees.

Our Annual Meeting was held on 27 Feb and I would like to thank everyone who made it out. We had some great discussion and even better questions regarding concerns and issues throughout the neighborhood. The Board is hard at work addressing your concerns and solving any issues within the confines of the CCRs.

Our Pool Committee is busy getting ready for the pool opening. A lot of effort and hard work goes into running and maintaining the pool so everyone can enjoy it. Keep an eye out for the pool opening, Ice Cream Social and our annual community yard sale. (See "Upcoming Events, Page 1, for details)

I hope to see you all at the Ice Cream Social and around the neighborhood. If you see a Board Member please thank them for their time, hard work and service to the community.

*Stephen Casimir*

## Upcoming Events

- Pool Opening Day – May 26<sup>th</sup>  
(See Page 2 for details)
- Ice Cream Social at Pool – May 28<sup>th</sup>,  
11:30 am to 2 pm
- Community Yard Sale – June 16<sup>th</sup>, 7 am to 1 pm

## COMMUNITY YARD SALE

The Spring Mills Community Yard Sale will be held on Saturday, June 16. Residents can set up and close up at any time you please. The advertised hours are 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.

## From the (NEW!) Community Manager

## CLEAR SKIES, CLEAR WATER AND FUN AHEAD!!

To the Residents of the Spring Mills Subdivision, I would like to introduce myself, my name is Jessica Wood, and I will be your new Community Manager for the Spring Mills Subdivision. Over the past couple of months, I have been working closely with Heather Field to learn the operations of your community. I am looking forward to working with the Board of Directors and community members to serve the best interests of the community and to continue to build our relationship with the Spring Mills Subdivision.

I have been in the Community Management industry for twelve years and have managed associations in Virginia and West Virginia. Over the years, I have participated in continuing education programs and have obtained my CMCA (Certification Manager of Community Associations) and AMS (Association Management Specialist) credentials.

As your Community Manager, I am committed to serving the best interests of all of the Spring Mills Subdivision residents. If you have any questions or concerns you can reach me by phone at 304-596-6630 ext. 1107, or by email at [jwood@clagett.com](mailto:jwood@clagett.com). It is a pleasure to have this opportunity to work with the community and I look forward to meeting everyone!

Sincerely,

*Jessica Wood, CMCA, AMS*  
*Community Manager*  
[jwood@clagett.com](mailto:jwood@clagett.com)

## New Construction Continues

Welcome to all of our newest members on Saffron Terrace! Panhandle Builders continues their building of villa homes, with 20 homes currently settled on Saffron Terrace. At this time Spring Mills has a total of 577 units.

The Spring Mills pool will be opening on Saturday, May 26. We are striving for an enjoyable and relaxing summer. The neighborhood is very lucky to have this convenient recreation area close to home. The staff is looking forward to seeing our regular patrons and hopefully some new faces.

Many of our guards are returning and you may see some new ones as substitutes. As always, our guards are Red Cross certified in lifesaving and CPR. They have had experience at much larger, busier pools in the past. A bit of "sprucing up" is needed this year as we will be adding an additional handrail to enter the large pool and will be repainting the kiddie pool.

You are invited to come visit the Ice Cream Man on Memorial Day, May 28, 11:30 am – 2:00 pm.

Please remember you must have your Homeowner's dues PAID prior to picking up your membership card and bring a valid ID to confirm your residency in Spring Mills. No payment of Homeowner's dues will be accepted at the pool. Pool rules and regulations will be distributed at that time also. These regulations contain valuable information regarding general rules, pool hours, and party information.

**THINK WARM THOUGHTS AND PLAN  
TO SPEND YOUR DAYS OFF AT THE  
POOL!**





# Neighborhood Watch Update



**B**ased on the lack of reported incidents over the last six months, our community appears to have been relatively free of any criminal activity. This assumes that any incidents are being reported. Please remember to report any incidents to me (John Birl 304-274-2888) after they have been reported to the local police (911 if it is an emergency or Berkeley County Sheriff at 304-267-7000 for routine items such as vandalism, cars being riffled, mailbox damage, etc.).

That being said, let's remember that as the weather warms we need to be more vigilant around our property. Items left out unattended present temptations that some cannot resist. Garage doors left open with no activity in sight again stir the imagination of would be thieves. Vehicle doors must remain locked if left in the driveway overnight and items within the vehicles need to be out of sight including your garage door opener.

Over the years we have had very few vehicles where the windows have been broken to take things, but we have had a few (wallet left on the console, purse on the back seat, expensive LED flashlights in plain sight). Also, outside home doors should be locked at all times along with the door from the garage to the house and unlocked first floor windows entice would be thieves to take a chance at getting in.

## **Parking Spaces on Morningside Drive**

**I**n most cases, the two parking spaces located directly in front of the townhome units on Morningside Drive are included in the property plats for those properties, which means that they are privately owned!

That said, they are subject to the HOA's maintenance standards – please be sure they are kept clean and free of unsightly grass, weeds, or debris.

Back in July 2014 we had two homes entered at night through obviously unlocked windows with things stolen while residents were sleeping;

Motion detectors on outside light give "would bees" cause to look elsewhere and if you have a home alarm system USE IT!

As always Neighborhood Watch means that we need to understand what is normal for the properties around ours. If we see something that looks out of place or unusual, we need to say something. Go over and ask a stranger if we can be of help or call your neighbor and see if the activity is expected. A break-in was foiled when a "backyard neighbor" saw a suspicious person at the back door of the home and called the Sheriff.

Also, keeping your neighbors informed when you are going to be out of town is always a wise thing to do.

So, let's keep our eyes open as we look forward to a safe and fun summer season.

*NEIGHBORHOOD WATCH COORDINATOR  
John Birl 304-274-2888*

## **Tennis Court Parking Policy**

**D**ue to the ongoing storage of vehicles at this location, the Association has agreed to adopt a new parking policy at the tennis court area. The gravel parking area is intended for daily parking for the tennis court and pool users only. Any vehicles parked overnight must be moved by 9:00 AM or be subject to towing at the vehicle-owner's expense. New signage is posted to reflect this policy.



## Election Update



A "Call for Nominations" for a position of the Board of Directors was sent out in the winter newsletter, and owners were again invited to submit resumes at the Annual Meeting held in February. Unfortunately, no nominations were received. As such, the Board of Directors elected not to go through the expense of mailing out election paperwork.

In accordance with Article III of the Bylaws, the Board will utilize its authority to appoint member(s) to fill any vacancies. If you are interested in a position on the Board of Directors, please contact the Association or attend a future board meeting, held on the 3<sup>rd</sup> Tuesday of each month at the Bedington Vol. Fire Station.



## We Need You !



It is very sad for me to see no one who is interested in serving on the Spring Mills Board. When we were given the responsibility of managing the Spring Mills development in 2005, many residents stepped up to the challenge. It was my feeling this was very important. As a property owner, I wanted to do my part to help keep this development in good condition. If you are an owner you should be also concerned about the condition of your development and further increasing the value of your home.

Since the home owners took over in 2005, the board worked very hard to make this an outstanding community. As you know we reached a point when we realized that it was necessary to hire a professional management company. However, we still need a board to make the final decisions. The board has been scaled down to 5 members as we are now operating truly as a Board rather than managing all the day to day operations as well as a Board.

I have served since the very beginning, more than 13 years ago. I served as President for 5 years, Vice President for 2 years as well as other various capacities.

When I was president I was working 60 hours plus a week and was able to get the work done for the association. My job was very important, but so was the job of managing the association. I get upset, when people say "I'm too busy to help out." Please evaluate your time. We need leaders to step-up and serve our community. Call me if you are interested or need more information as to what is required of a board member.

I hope to hear from those of you who are willing to learn more about what our Board does.

Thank you for taking the time to read this memo.

*Ed Flake 304-274-1166*

### Board Meeting



# X Budgeting – I FORGOT THE GOOD NEWS! X

**A**t the general meeting in February I laid out the complexities of our community – having a business association and a residential association – and the complexities of the budgeting process. What I forgot to cover was the “good news” items.

When I studied accounting for my business management degree back in the BC era (before computers), I would spend my evenings with an adding machine, adding up columns of numbers and cross-balancing spreadsheets. The first thing I learned is that I could never be an accountant. The second thing I learned was the process.

Then the magic happened – somewhere in computer heaven a guy named Lotus invented the electronic spreadsheet. Whoa! You mean I didn’t have to waste all those hours at my kitchen table? I’m in!

The good news for us is we have two tools that simplify our budgeting – Excel spreadsheets and Clagett Management. Clagett helps collect the numbers and Excel does the calculating!



The good news of budgeting for Spring Mills is that we have reduced the process to Excel spreadsheet templates. What does that mean? If you change any of the numbers on the template, the entire spreadsheet will recalculate itself! If you update the cost of our community insurance, enter the new number into the spreadsheet template and the entire spreadsheet recalculates the appropriate numbers. Really? Yes! It is that simple. New contract for landscaping? No problem – enter the new number and wham, the spreadsheet recalculates itself. What takes two hours to explain can be done in thirty-minutes!

With Clagett’s help in collecting the number, anyone with basic computer skills and even modest math skills can assemble our annual budget. If you can manage a household budget, you can probably manage Spring Mills’ budget.

If you have ever considered joining the Board of Directors for Spring Mills, keep in mind that you do not join the Board as Treasurer (or any other position), you join the Board to help manage the community. Each year the tasks of the Board are divided between the member of the Board according to their interest and skills. It takes a few interested people to maintain the quality of life in our community. You can be a part of that team. Contact the Board and share your interest in helping.

*Bob Ayres Treasurer*

## X Asphalt Path Repair X

**S**pring Mills has contracted with Jeter Paving to repair and overlay the asphalt walking path that extends between Jamestown Dr. and the rear properties on Hastings Dr., and a portion of the path between the rear yards on Orchid and Hastings.

We anticipate this work will be completed by the end of May.

# SOLICITORS - THEY'RE BACK!

It's that time again. The weather is nice and here come the solicitors – alarm companies, lawn treatment companies, yard maintenance companies, etc. -- going door to door pedaling their wares.

I want to review the association's policy regarding soliciting;

Based upon the community protesting the disturbance to their privacy, your association has taken action to limit the solicitation of our residents.

Based upon existing laws regarding first amendment rights of free speech, there are three classes of people whom we cannot prohibit from soliciting in our community; non-profit organizations, political organizations and religious organizations.

The association has posted a "Private Community, no soliciting" sign at each entrance to our residential areas. All businesses fall within the definition of "commercial conversation" and can be restricted. Some members of your Board of Directors have taken direct action to confront door-to-door sales people and directed them out of the community.

If a sales person/solicitor is calling on existing customers there is an implied "invitation" and we cannot refuse to allow them in the neighborhood. However, they are not allowed to go beyond calling on their present customer list to solicit other business.

We are asking you, our residents, to take an active part in discouraging sales solicitation in our community. If an uninvited solicitor shows up at your door, get their business card and simply tell them that soliciting is prohibited in our community as posted at every entrance and close your door. You do not owe unwanted and uninvited solicitors any courtesies beyond firm politeness.

Please forward any contact information you may collect from unwanted solicitors to the association for follow up.

We inform the parent companies that they may distribute fliers within our community, they may direct mail our residents (the association does NOT disclose our membership list), and they may advertise in our association newsletter – they may NOT disturb our members by knocking on doors.

What you can do is post a "No Trespassing" sign on your individual property.

If everyone will take action we can rid our community of unwanted pests ringing our doorbells and wasting our time.

Thank you for your support and cooperation in managing our subdivision.

Sincerely,

*Compliance Officer for the Spring Mills Unit  
Owners' Association*



## A SPECIAL THANKS TO PET OWNERS

In this past year your association has placed over 10,000 plastic bags for pet waste throughout the community. That is over 10,000 piles of pet waste that didn't get left along our walking paths and streets. THANK YOU!

Unfortunately, there appears to be a few that chose to continue to allow their pets to soil our community and not pick up after their pets.

For the 98% that enjoy living in a clean and well-kept community, we will continue to stock our pet bag boxes. To the other 2% we will continue to enforce the Berkeley County Dog Ordinance which reads in part, "... Dogs not on property owned or leased by the owner of the dog shall be kept on a leash... Owners of dogs which are permitted to leave waste on public or private property not his or her own should immediately remove and destroy the waste.

Owners who do not remove such waste from the public or private property not owned or leased by them are guilty of a misdemeanor and shall be fined not less than \$50.00 or more than \$150.00 upon conviction. Any dog which deposits waste... is subject to seizure."

*Compliance Committee*

## Enforcement Policy Reminder

Please note that the adopted Violation Enforcement Procedures is now in full force. This means that any property or other violation of the CC&R's may be enforced by the imposition of a fine against your property account. Note that there is a due process that will be followed prior to any fine being imposed. The Association is serious about ensuring residents uphold the rules and restrictions that they agreed to upon the purchase of their homes. Compliance is a benefit to all members.



## Speed Bump Repainting

The speed bumps and Stop bars along TJ Jackson Dr are being repainted to make them more visible, particularly during the dark hours. These are intended to cause drivers to slow down and/or stop!

Please drive safely within the community, particularly now that summer is approaching and there will be more kids out and about.

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