



# The Spring Mills Bulletin

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

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## President's Message

I hope everyone had a wonderful Holiday Season and a Happy New Year! I'm excited for 2019 and looking forward to another wonderful year for Spring Mills. There was a lot going on around our neighborhood in 2018 and I'm sure this new year will be no different.

We continue to grow and I'd like to welcome all our new neighbors and friends. We have a great community and I'm blessed to be a part of it.

You're all invited and encouraged to attend your Spring Mills Subdivision Unit Association's Annual Meeting on Tuesday, 26 Feb, at 7pm. The Board meets on the third Tuesday of each month (except December) at 7pm 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.

I would be remiss if I didn't thank my fellow Board members and all the volunteers who work hard throughout our community. If you see these folks around please tell them Thank You. These folks contribute greatly to ensure our HOA is as successful as we are.

*Stephen*

## Upcoming Events

Please "Save the Date" for the Annual meeting, which will be on February 26, 2019 at 7 p.m. at the Bedington fire station.

([see Pg. 6 for details](#))

## From the Community Manager

### Looking Forward To Spring Maintenance

Yes, we are currently in the middle of winter, but spring time is just around the corner. I'm already looking forward to the pretty spring flowers and greening of the lawns.

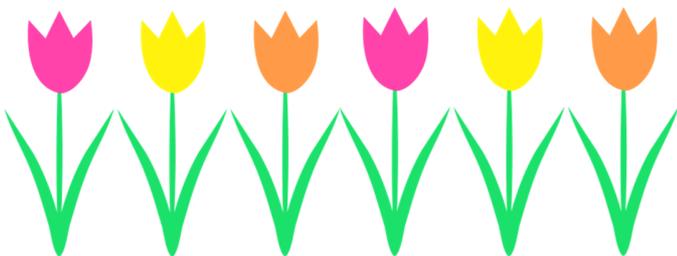
Now may be a great time to start thinking about spring projects on the outside of your home. Many homes in Spring Mills are becoming "mature," and it may be time to consider replacement of fences, decks, and other outdoor features.

Some homes could use a fresh coat of paint on the trim, shutters, or front door. Or perhaps a real deep cleaning or power wash would do wonders. (See Pg. 5 for suggestions)

It may also be a good time to obtain pricing for removal of dead trees or other landscaping, or even pruning of trees before they leaf out and become a hazard during spring storms.

At the very least, please look around your property – front, sides, and rear yard – and see if there is anything that could be "tidied up." Every little bit helps, and I am sure your neighbors would appreciate it!

*~ Community Manager Heather Field, Clagett Management*



## Holiday Decorating Contest

Happy New Year and thank you all for making our neighborhood a Winter Wonderland. Our streets were amazing and continue to look great each year. It's always difficult to select winners as each display is beautiful and we appreciate everyone for their outstanding holiday spirit. Thank you all for your creativity, holiday spirit, time and effort in putting together your beautiful homes.

Everyone is a winner! Please congratulate all our neighbors and we're looking forward to December 2019.

1<sup>st</sup> Place- 303 Ambler Lane

2<sup>nd</sup> Place- 41 Wisteria Court

3<sup>rd</sup> Place- 23 Clemson Lane

Honorable Mention- 164 Amherst



## Snow Removal Policy

It bears repeating, as Winter really IS on the way...

- 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.*

## CALL FOR VOLUNTEERS

Dear Friends and Neighbors:

For the last fifteen years I have had the privilege of serving our community on the Board of Directors of the Spring Mills Subdivision Unit Owners' Association. It has been a very rewarding experience to see that our community remained the wonderful place that brought me here originally. I am proud of the progress we have made in guaranteeing the financial stability of our association and the way we have maintained the common areas as our community has expanded.

As the President of the West Virginia Organization of Home Owners Association I hear horror story after horror story from associations around the state. Kudos to our past and present Boards of Directors for their foresight and application of good business practices that make our association a model for others.

Maintaining the quality of our community does not happen by accident – it takes responsible unit owners stepping up and getting involved. Your Board is now soliciting for candidates to fill retiring member's positions – please consider spending some of your time to help direct our management company in keeping Spring Mills a desirable place to live.

**VOLUNTEER NOW!** The value of your property and the quality of our community life depend on it.

*Bob Ayrer, Treasurer 2018/19*

## Holiday Decorations Reminder

We appreciate those of you who decorate for the holidays; however, please keep in mind that such decorations should be removed within 30 days of the holiday being celebrated.

## Barking dogs keeping you awake?

As a Berkeley County resident in the Spring Mills Subdivision, you have the right to the quiet enjoyment of your property. If your quiet is being disrupted by continuous barking dogs, you have recourse.

The Management and Control of Dogs and Certain Other Animals: 1st Amendment, passed by the Berkeley County Council August 1, 2010 reads in part,

### Paragraph B. **Excessively Noisy Dogs**

Habitually barking, howling or yelping dogs are hereby found to be and are declared a public nuisance. Pursuant to West Virginia Code § 7-1-3kk, the keeping or harboring of any dog within the County of Berkeley which dog, by frequent and habitual barking, howling or yelping, creates unreasonably loud and disturbing noises of such character, intensity and duration as to disturb the peace, quiet and good order of the neighborhood or such resident or business neighbors as may be in close proximity to such dog, is prohibited.

Any person who shall allow such dog to habitually remain, be lodged or fed within or on any property, dwelling, building, yard or enclosure, which he/she occupies, owns or over which he/she has control, shall be considered as harboring such dog and shall be guilty of a misdemeanor. Upon a finding by the Magistrate Court of Berkeley County, that this section of the Ordinance has been violated, such Magistrate shall impose a

fine in the amount of \$100.00 for a first offense. Subsequent offenses shall result in fines of, at least, \$100.00 but, not to exceed \$250.00. Appeals from a Magistrate Court finding and conviction shall be to the Circuit Court. Such finding and conviction shall not restrict the bringing of a civil action, in an appropriate court of law, to seek a remedy for imposition of this offending nuisance.

Article XII, Section 2(e) **Pets**, of the Declaration of Covenants, Conditions and Restrictions for the Spring Mills Subdivision states that the Unit Owners' Association "*shall have the authority to prohibit or regulate loud and noisy pets.*"

If you are being victimized by continually barking dogs, call Berkeley County Animal Control at 304-263-4729 and file a complaint. You will need the location of the offending pets.

## NEW CONSTRUCTION

Construction continues on the west side of TJ Jackson Drive with the addition of Villa homes (90 total in this phase), as well as on the east side of TJ Jackson Drive with additional Carriage style (town)homes being built.

Panhandle Builders' sales are moving at a fast pace, and estimates of approximately 25 or more new homes in the coming year appear to be accurate.

We welcome all of our new neighbors.



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

You may not think that this is a growing season but as I walk around the neighborhood, I 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.

## Election for 2019/2020 Board of Directors

Your association Board of Directors is conducting an election for the continuity of the leadership of our community. We are asking for community volunteers to guide and manage the Spring Mills Subdivision, both residential and commercial.

In 2016 the Board of Directors, under the authority granted in its bylaws under Article III, section 18 – Management Agent, elected to engage a professional management company, Clagett Management, for the business management of our community. Although this greatly reduced the day-to-day administrative duties previously required of the board members, the community must still have a Board of Directors to advise the management company!

By engaging a professional community management company, the Board of Directors functions in its capacity as a Board rather than field managers. The net result is that serving on the Board is no longer an excessive burden for volunteers.

Included on [page 7](#) of this newsletter is a Nomination Form, which is your opportunity to run for the upcoming 2019/20 Board of Directors for the Spring Mills Subdivision beginning May 1, 2019. Please include in your résumé, any and all experience in management, budgeting, or life experiences, which would assist you in serving on the Board. Note that no specific experience is necessary in order to be considered – just a willingness to serve the community!

The Board's objectives remain the same – to protect the quality of life in our community and enhance the value of our properties. This can only be done with good management.

Interested parties may attend any Board meeting, 3rd Tuesday of each month at the Bedington Fire Station on Bedington Road, east of Route 11 – 7 p.m. (Typically, the Board takes December "off.") Please return your résumé/application form by March 5, 2019, to be included on the ballot.

## Spring Mills 2019 Annual Meeting:

### **M**ARK YOUR CALENDAR FOR **TUESDAY, FEBRUARY 26, 2019, 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. You can even express your interest in joining the Board!

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.**

## Parking Reminder

Just another reminder that parking is not permitted upon the private streets within the community, nor should vehicles be "parked" in yards. Residents are to park within garages, driveways, and marked parking spaces at all times.

Please respect your neighbors by ensuring that vehicles are not parked in the street.



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