

# The Spring Mills Bulletin

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

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## President’s Message

Dear Neighbors,

I hope everyone is having a wonderful summer and enjoying the warm weather. In this unprecedented time, I also hope you, your family and friends are safe and healthy.

I want to thank everyone for your patience and understanding as we’ve had to make adjustments due to COVID-19 to our normal summer activities and events. We are planning to have the Ice Cream Man and another Concert at the gazebo on Labor Day. Please see the Newsletter for details on these events. See Upcoming Events for details.

Please stay safe and I hope to see you around the neighborhood.

*Stephen Casimir*

## Upcoming Events

### **Monday, Sept 7 - Labor Day**

- **Ice Cream man at the pool - 11am-2:30pm**
- **Evening Concert in the park - 5pm-7pm**

Masks are encouraged and social distancing among households will be maintained at both events. Please bring a chair to the concert.

**\*Any changes to Labor Day events will be posted on the Spring Mills Face book page and communicated via email and a notice at the pool**

- **Fall Yard Sale – October 10<sup>th</sup> from 7 AM to 2 PM**  
[\(See page 5 for details\)](#)
- **Halloween – October 31<sup>st</sup> from 6 PM to 8 PM**  
[\(See page 7 for details\)](#)

## Manager's Message

It's that time of year—soon you'll be exchanging your swimsuit for sweaters and scarves just in time to roll up your sleeves and prepare your home for cooler weather. As we watch summer fade into the sunset, consider adding the following items to your winterization checklist, and ensure your home is in tip-top shape for the fall and winter seasons.

- Update your window treatments. Summer's venetian blinds and sheer curtain panels won't keep the frigid air from creeping in on a cold night. Consider switching to a denser curtain fabric for the winter months to keep your home feeling cozy and keep heating bills low.
- Schedule appliance check-ups. Your HVAC system, air ducts and water heater should be checked by a licensed professional to ensure all elements are in good shape for the change in weather—especially if any appliances worked overtime during summer months.
- Don't forget the attic. Check for leaks in the roof, possible cracks in attic windows and insufficient insulation. With the help of a licensed professional or advice from your local home store staff, you can shield your attic from harsh weather.
- Replace weather stripping. Doors and windows need extra help to hold heat inside your home. Inspect all door and window perimeters for cracks or tears in your current weather stripping. You also can add a second layer of protection with temporary weather stripping applied ovetop your existing seals.
- Deep clean and declutter. Thoroughly clean your home's nooks and crannies inside and out. Ensure electrical cords, outlets and air vents are dust and clutter-free; tidy up garages and storage areas; and clear any debris from your home's exterior, especially around vents and drains.

~ Michelle Showers, Community Manager

## End of Summer Community Event

Monday, Sept 7 - Labor Day

### **Ice Cream man at the pool - 11am-2:30pm**

Masks are encouraged and social distancing among households will be maintained.

### **Evening Concert in the park featuring Drew Adams Acoustic - 5pm-7pm**

Masks are encouraged and social distancing among households will be maintained.

Please bring a chair.

**\*Any changes to this plan will be posted on the Spring Mills Face book page, the community website, via email blast and a notice will be posted at the pool**

## New Construction Update

Welcome to all of our newest members! Panhandle Builders continues their building of Villa homes off of Saffron Terrace. The end of residential construction is in sight! Panhandle expects to have the final new homes sold by the end of 2020. At this time Spring Mills has a total of 647 residential and commercial units.



## Brood X Periodical Cicada – Expectant Visitors, A Year Early?

In the last few weeks, perhaps you have noticed loud sounds coming from the trees in your yard. These are the mating “songs” produced by the male periodical cicada. Depending on their species, the cicada vibrates their membranes in their abdomens called “tymbals” to create unique melodies which will attract female mates.

Although there are a few yearly varieties, most cicada insects have a 17-year or a 13-year life cycle. They are grouped into different broods, depending on the year when and where they will emerge. The cicadas in Spring Mills Commons and the Eastern Panhandle are included in Brood X 17-year cicada. The last time this Brood X of cicadas were prolific here was in May 2004. The cicada insects covered the tree trunks and were a crunchy delicacy for dogs! This means that we should see LOTS of cicadas next year in 2021! The cicadas that we hear now are called Brood X stragglers, cicada that emerged a year earlier than the 17-year cycle.

Once the cicada mate, the female deposits up to 600 eggs in the bark of trees and dies 3 to 4 weeks later. The male might live a bit longer. The eggs take 6 weeks to hatch as nymphs. The nymphs fall to ground and burrow into the soil. While under the ground, the nymph feeds on tree root sap and molts four times. After 17 years, when the soil temperature is just right, the nymph uses its strong legs to dig its way out from underground. Aboveground, it molts one more time, spreading its wings as its exoskeleton hardens. At that time, the males will once again begin their wonderful mating “songs” and the 17-year cycle will be repeated.

So, although we have heard some cicada songs this summer, just think what we can look forward to for May 2021 when the Brood X Periodical Cicada really emerges from their hiding places!

Submitted by Louise Black



May, 2004 Brood 17-year cicada on a tree on Finch Lane in Spring Mills Commons

The association is glad you've found a home in the Spring Mills Subdivision. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind homeowners that communities like ours create some unique obligations to the community and to other residents within it.

Read and comply with the community's governing documents. You should have received a package of documents when you closed on your home. If you didn't, check the association's website or reach out to the community manager for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, and architectural guidelines and when you must pay association assessments. For details, see CCRs on [page 5](#) of this newsletter.

Provide your current contact information to the association. Make sure they know how to reach you in case of an emergency and where to send notice of association meetings, community news, and other important events.

Maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

Attend board meetings. Board meetings are open to all who wish to sit in and keep up with issues under discussion. The Board meetings are generally held on the 3rd Tuesday of each month at the CNB Bank, except for December, but due to COVID they are currently being held virtually. The association is a democracy, and your voice can have an impact on important issues.

Pay association assessments and other obligations on time. Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like pool maintenance, electricity and lawn maintenance, falls on your neighbors. Contact a board member or the community manager, if you're having financial problems, to discuss alternative payment arrangements.

Ensure that tenants, visiting relatives and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules.

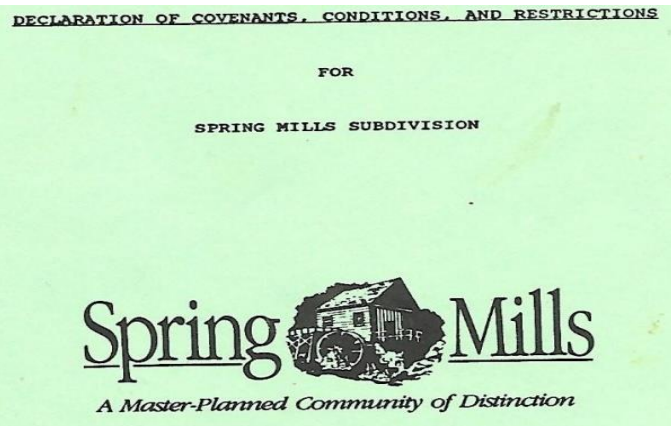
## Declaration of Covenants, Conditions, and Restrictions for Spring Mills Subdivision

All residents of the Spring Mills Subdivision or their delegate are members of the Unit Owner Association and as such are subject to the regulations that govern the subdivision. Those regulations are detailed in a document named "Declaration of Covenants, Conditions, and Restrictions" This document is commonly referred to as the CCRs or Green Book.

All property owners should have received a copy of the CCRs from the lawyer or sales agent when they closed on the purchase of their property. However, it appears that this has not occurred in some cases. If you did not receive a copy of the CCRs, or have misplaced it, a copy may be found on the Spring Mills website at [www.springmills.org](http://www.springmills.org).

To obtain a copy click on "Home" and then go to the right end of the fourth line and click on "Download the PDF File here". Once you have the PDF file you may print it and/or store it on a computer or other storage device for future reference.

Residents who do not have a computer/storage device or who do not feel comfortable storing the file on same may request a paper copy from the Community Manager, Michelle Showers at 304-596-6630, Extension 1111 or [mshowers@Clagett.com](mailto:mshowers@Clagett.com).



## Another Memorable ?? Swim Season...

As the summer comes to a close, we want to first thank everyone for being cooperative with the pool season and our Covid 19 guidelines and restrictions. Yes, it may have made things difficult for you but we were very happy to be able to have our pool open this year!

Our pool of 25 years is in need of some major upkeep and the board will be reviewing this in the next month. The staff attempts to keep your pool functioning and maintained to the best of their ability.

Unfortunately, we could not have our social events- ice cream man, picnic, etc due to the Covid guidelines, but it was evident that residents sure enjoyed a swim in the clear, refreshing water during the heat wave this year. Our 60 and older swimmers truly enjoyed their special time each day!

The Board and Pool Staff look forward to next year, hoping for some normalcy in our summer and the chance to socialize in larger numbers.

Thanks so much for the compliments and feedback we received this year!

## Community Yard Sale

Saturday, October 10<sup>th</sup>

The yard sale will be held from 7am to 2pm on the date listed above and it will be advertised in the newspaper.

We will also schedule the GOODWILL truck to be onsite from 2pm until it is filled that day. The truck will be located at the pool parking lot and GOODWILL will gladly take anything that you would like to donate.

**\*Any changes to this plan will be posted on the Spring Mills Facebook page, the community website, and notice will be sent via email blast.**

**Parking in the Community**

Parking continues to be a challenging concern throughout the community. The Parking Rules and Regulations were adopted in 2017 which provide clarification of the restrictions stated in the CC&Rs. The full policy is posted on the Community Website, [www.springmills.org](http://www.springmills.org), but we'd like to provide a few reminders below. We ask for all residents' cooperation and compliance when it comes to appropriate locations for parking.

- 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. This includes the graveled areas adjacent to the dedicated streets. "Temporary and unusual" overflow street parking is restricted to recognized holidays and special events.
- No commercial vehicles, campers, or trailers of any kind shall be placed or permitted to remain on any unit, unless in an enclosed garage.
- Parking is not permitted on grassy or planted areas, i.e. front and back yards.
- Parking on Morningside Drive is only allowed in designated, paved parking areas. Street parking and double parking is prohibited.
- No unregistered vehicles of any kind may be parked, stored, or in any way maintained on any street or on any Unit, except within a garage.

***Sidewalks within the townhome and villa courts are common area property and may not be blocked by vehicles, including oversized vehicles parked in driveways which may extend into the sidewalk area.***

**ATVs, Dirt Bikes, Golf Carts, etc.**

Please be reminded that per the CC&Rs, Article XII, Section 2, (g), "No snow mobiles, trail bikes, mini-bikes, all-terrain vehicles, or other similar vehicles shall be permitted to operate within the Properties. No motorized vehicle shall be permitted in any park or on any walking paths."



# Trick or Treating

Trick-or-Treating within Spring Mills will be on Halloween, Saturday, October 31<sup>st</sup>, 6 PM – 8 PM.

Leave your porch light on (or other festive decorations!) if you wish to participate. As usual, we would like to ask for volunteers to “work” the community street entrances in order to promote safety and prevent non-residents from driving through the community. Please contact us at [info@springmills.org](mailto:info@springmills.org) if you are interested in assisting us. Although we welcome trick-or-treaters from other areas, we ask that vehicles be parked and folks walk in, vs. having them trail the children in a vehicle.

The fewer vehicles on the community streets, the safer it is for our kids!

**\*Any changes to this plan will be posted on the Spring Mills Facebook page, the community website, and notice will be sent via email blast.**



Halloween is a kid’s delight. It’s a blast to dress up in costumes, go trick-or-treating, and, most of all, eat candy.

At the same time, Halloween can be scary for parents. Costumes can be dangerous, too much candy can be sickening, and walking around at night can be risky.

The Centers for Disease Control and Prevention offer these tips (in anagram form) to make sure your little ghouls and goblins have a safe Halloween:

S – Swords, knives and similar costume accessories should be short, soft and flexible.

A – Avoid trick-or-treating alone. Children should walk in groups or with a trusted adult.

F – Fasten reflective tape to costumes and bags to help drivers see trick-or-treaters.

E – Examine all treats for choking hazards and tampering before they’re eaten.

H – Hold a flashlight while trick-or-treating to help see and help others see you.

A – Always test make-up in a small area first. Remove it when done to avoid skin irritation.

L – Look both ways before crossing the street.

L – Lower the risk for serious eye injury by avoiding decorative contact lenses.

O – Only walk on the far edge of the road facing traffic to stay safe.

W – Wear well-fitting masks, costumes and shoes to avoid blocked vision, trips and falls.

E – Eat only factory-wrapped candy. Avoid eating homemade treats unless you know the cook.

E – Enter homes only if you’re with a trusted adult.

N – Never walk near lit candles or other open flames. Be sure to wear flame-resistant costumes.

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