



# The Spring Mills Bulletin

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

Volume 14– Issue 4

November 2019

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## President's Message

I hope everyone has enjoyed the mostly great weather we've been having so far this year. It's hard to believe that at the end of October we enjoyed a day with the temperature in the high 70s. When the cold gets here, I fear it's going to be a bit of a shock. We had a wonderful pool season, with the end of year picnic and the Ice Cream Social. We just had our first of hopefully many, *Music in the Park* events, out at the Gazebo. ([See Page 5 for details](#)) I hope you were able to come out and enjoy these great events.

With the end of pool season, we're gearing up for the Holiday Season and all the wonderful events and festivities that this time of year brings, Halloween, Veteran's Day and Thanksgiving. Santa is due to visit us once again. Look for the postcard with the date, time and location. We are planning to judge our Annual Christmas Decoration Contest on 17 Dec. Please see this Newsletter, Pages 3 and 5, for more information on these and other events.

There is never a dull moment and this time of year is no exception. As we move into Winter and the weather gets worse please slow down, be mindful of your surroundings and stay safe.

I hope everyone has a wonderful Holiday Season with friends and family.

*Stephen Casimir*

## Upcoming Events

- Santa Visit – Dec. 14<sup>th</sup>, 2-4 PM at Spring Mills Branch of Berkley County Library ([See page 5 for details](#))
- Holiday Decoration Judging – Dec. 17<sup>th</sup>, after dusk ([See page 3 for details](#))

## From the Community Manager

It is hard to believe it's already November – where has 2019 gone? We must be having fun, because time sure has been flying by!

The good news is that 2019 has been a successful year for the Association – highlights include overall positive results from new contractors for the grounds maintenance and assistance with the pool chemical management, the upper entrance and several median islands were improved with new plantings, another large section of the walking path was overlaid with new asphalt, several areas of substantial erosion near storm water culverts were repaired, and power washing was completed of common area concrete areas that had become stained.

As we move closer to 2020, the Board of Directors will be developing a budget for the upcoming fiscal year (May 1-April 30). If you know of any common areas that may require attention, or if you have any suggestions to beautify the subdivision, please let us know – we always welcome feedback from Spring Mills residents.

~ Heather Field, Clagett Management



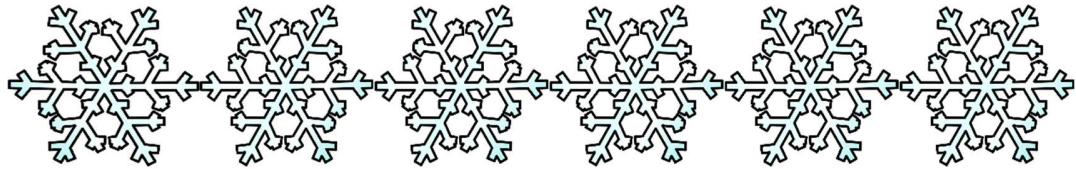
## Property Inspection Process

As everyone should be aware, the Spring Mills Subdivision is governed by recorded documents, or CC&R's (Covenants, Conditions, and Restrictions), which generally outline the "rules" for the how the association and its members should conduct themselves. A prominent portion of the CC&R's has to do with property maintenance, and activities of members and their guests. This includes everything from where garbage containers should be stored to making sure maintenance of the home is performed in accordance with the "Community-Wide Standard."

So, what happens when a member isn't following the rules? The association, most often through its community manager, conducts routine property inspections in order to ensure all aspects of the community are being maintained as required. This includes common areas as well as private home-sites. If a property is found to be in "violation" (for instance, a trash can is not properly stored out of public view), a written notice will be sent to that member, outlining that a property violation was observed, and the action required to correct the violation.

There is a process that is followed when enforcing such violations, which is outlined in the adopted "Violation Enforcement Procedures." The process typically involves a series of letters and ultimately fines being imposed for continued non-compliance. For some violations, enforcement can include removal of the violation – for instance a parking violation may be enforced by towing a vehicle.

Ultimately each property owner is expected to respect the CCR's that were agreed upon when each member joined this subdivision. Doing so will help maintain the quality and value of our community.



## SNOW REMOVAL POLICY

Winter is coming, which means snow is surely on the way. As a reminder, here is the Spring Mills snow removal policy.

- Snow will be removed from the streets once accumulation reaches 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 remove it 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.
- Harassment or threats to the snow plow operators will not be tolerated and will be prosecuted as criminal acts.

Please be aware that the process of completely clearing the streets might take two or more days, depending on the severity of the snow. If you have any questions or concerns about snow removal, please call the Association at 304-274-3086 or email [info@springmills.org](mailto:info@springmills.org).

## CHRISTMAS DECORATING CONTEST

Before you know it, that time will be here, and many of our neighbors celebrate by lighting up their homes and yards with festive lights and decorations. The top three creative, festive and eye-catching decorations will be posted on our [Spring Mills website](#) and printed in the next issue of the Spring Mills Bulletin. This is a great opportunity to show off your creativity!

Judges will be coming through the neighborhood on December 17<sup>th</sup> so be sure to have your homes lit up if you will be participating in the competition this year. The decorations look wonderful and helps get everyone in the festive spirit. Prizes will be awarded for the top three homes. The first-place winner will receive a \$50 gift card with the 2<sup>nd</sup> and 3<sup>rd</sup> place winners each receiving a \$25 gift card. Let's make our neighborhood a colorful and inviting place to come home to.

## VOLUNTEERS WANTED

Spring Mills could always use a little help. We envision having an opening for a Neighborhood Watch volunteer in the near future. Although Spring Mills is a relatively quiet and safe community, from time to time there are incidents reported to us. We would love to have a Neighborhood Watch "liaison" to help spread the work regarding crime and safety concerns.



Or, if you simply have a little extra time and want to get involved, but don't know how, please come to a meeting and let us know you are interested in helping out. We can always use more hands!

## Find Spring Mills on the Web!

Be sure to follow our Facebook page (Spring Mills Unit Owners' Association) and website (springmills.org) for up-to-date events and info. The website has contact info, forms, past newsletters, meeting minutes, selling or renting in Spring Mills info, CCR's etc. Everything that you need is on the website. It is a great asset to Spring Mills. Please take some time to check out both the Facebook page and website.

## Winter Maintenance

Remember to turn off outside water faucets to keep the water lines from freezing during prolonged cold spells. To properly winterize a hose bib, turn the inside pipe to the "closed" position, and turn the outside water spigot to the "open" position. A burst pipe can be an expensive mess!



## New Construction Continues

Welcome to all of our newest members! Panhandle Builders continues their building of villa and Carriage homes, with home sales strong on Saffron Terrace and Akron Drive, as well as new carriage houses recently completed on Polygon Place.

Spring Mills is a wonderful community, and you made a good choice by investing here! At this time Spring Mills has a total of 617 units.

## Concert at the Gazebo

Thank you to all who came out to enjoy the concert at the Gazebo on October 12th! Drew Adams Acoustic put on a great show for 2 hours. We hope to have more concerts next Spring/Summer. Please keep checking the website and Facebook for updates.



## A Note About Halloween

We wish to thank the Spring Mills community for their flexibility with regard to the late notice date change for Trick-or-Treat.

Although inconvenient for some, this change was well-intentioned and made with the best interest of the community members in mind.

As the weather forecast continued to worsen the Board of Directors felt that a decision needed to be made quickly, to provide as much notice as possible, and made the decision to postpone the event to Friday.

Thank you for your continued support

## Santa Visit

With Thanksgiving nearly here, it's only a few short weeks until Christmas! Santa will be doing something a little different this year when he visits the community on Saturday, December 14<sup>th</sup>. Santa will be stationed at the Spring Mills branch of the Berkeley County Library!

He will be setting up shop indoors at the Library and will be ready to see who's been naughty or nice from 2-4 PM. So, kids, get

those lists ready to tell Santa what you're wishing for this year!

Parents, this is a bring your camera event! Buddy Kline, a.k.a., "Santa," has been visiting the Spring Mills community for many years, and we're excited that he is spending time with us, and bring your kids and your cameras out and remember to dress warmly. Don't forget to share those photos on our [Facebook](#) page!

## Election for 2020/2021 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 in this newsletter is a Nomination Form, which is your opportunity to run for the upcoming 2020/2021 Board of Directors for the Spring Mills Subdivision beginning May 1, 2020. ([See Pg. 7](#))

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, 2020, to be included on the ballot.



**SPRING MILLS**  
**Nomination Form – 2020/2021 Board of Directors**

This is your opportunity to participate in the important work of keeping our community the quality neighborhood we all want.

If you have a background in finance, property management, contracting services, newsletter publication, or any of the other functions of your Board, submit your name by March 5, 2020 to:

Spring Mills Unit Owners' Association  
c/o Clagett Management  
115 N. Queen St.  
Martinsburg, WV 25401  
Or email to: [hfield@clagett.com](mailto:hfield@clagett.com)

[ ] Yes, I would like to submit myself as a candidate;

x

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Brief background of qualifications:

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Signed: \_\_\_\_\_ Date \_\_\_\_\_

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