



The Spring Mills Bulletin

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

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President's Message

I hope everyone is doing well and enjoying the summer. Although we've had a bit of much needed rain, heavy from time to time, overall we've had beautiful weather. It is great to see how wonderful the neighborhood looks and the pride everyone takes in their homes and property. If you've been to the pool you may have noticed the new toilets and handrails in the bathrooms.

I wanted to thank everyone for their patience when the pool was closed due to equipment failure. The closure was minimal due to the extraordinary efforts of our pool staff, Ed Flake, Tammy Catlett and Erin Schenzel. Without their quick thinking and fast response the pool would have been closed for days.

Our roads are in good shape and holding up well, but do require repairs which we are taking care of as the need arises. Your continued patience with any disruptions is greatly appreciated.

Don't forget to mark your calendars for our End of Summer Community Picnic on 27 Aug and the Ice Cream Man on 4 Sep. You should have received a postcard with details on both. These have been wonderful events and I'm sure will be again this year. Come out and talk to old friends and meet new ones. I wish everyone well and please contact your Board if you have any questions. Thank you.

Stephen Casimir

Upcoming Events



- Swimming Pool Picnic – August 27, 12 Noon to 3 PM.
- Ice Cream Truck at pool – September 4, 11 AM to 2 PM.
- Swimming Pool Closing – September 4, end of day.
- Trick or Treat – October 31, 6 PM to 8PM
[\(See article, P.6\)](#)

(Un) Common Courtesy

As the managing agent for the Spring Mills community, I am most often the recipient of concerns and complaints, whether it be about a provided service, common area maintenance or repair issue, or a complaint regarding another Spring Mills resident. Unfortunately the latter is all too common, and is usually a simple matter of discourteous behavior.

Over the past several months we have seen an increase in receipt of these complaints - others' driving at unsafe speeds within the neighborhood, parking in an unauthorized area or manner, allowing a pet to do its business without proper cleanup, generating excessive noise, or just generally being a less than desirable neighbor. We hope that this trend will not continue!

As members of a community, whether as a property owner or as a renter, we each have an obligation to follow the established rules, which should also include "rules" of common courtesy. If everyone does their part, all residents will enjoy an atmosphere of *COMMUNITY*, something immeasurable but highly important when it comes to maintaining a desirable quality of living.

Please take a moment to reflect on how your actions may affect others around you – let's all do our part to keep Spring Mills great!

*~ Community Manager Heather Field,
Clagett Management*

It appears that we are having a relatively calm year thus far concerning Neighborhood Watch incidents. I have not received any calls regarding incidents and have heard of only two items that centered on the parking lot at the pool. Let me remind you that we have surveillance cameras around the pool area and the data is recorded. So if there is an incident in the pool area, we may be able to review the tapes and come up with pertinent information.

Once again neighborhood watch is really just about knowing the people who live in your immediate vicinity. If you know what "normal" looks like, you will be able to spot something that isn't normal. That's when the "If you see something, Say something" axiom comes into play.

Remember that our Association does not have any police powers, so you need to call the Sheriff's Department (304-267-7000). This would apply to vandalism, damaged mail boxes, your vehicle being broken in to (or just rifled if you forgot to lock it) or any other incidents. If you have an emergency, please call 911. Also, the standard cautions of keeping your vehicle locked, keeping items in your vehicle out of sight, keeping your garage door shut (day and night) and securing your home (again day and night) will serve you well in preventing temptations and actual crimes.

If you do have an incident, I would appreciate a call about the incident so that we can be aware of possible trends of trouble in the Community. Have a blessed rest of the summer.

John Birl – Neighborhood Watch coordinator 304 274 2888.



Swimming Pool Update

A few days left to sunbathe and splash around. We are approaching the end of the pool season. The board and the pool staff thank everyone for their support and comments during the summer. We work hard to provide each resident with a pleasant, fun, and safe experience while they enjoy the sunshine and the water. Our guards attempt to be diligent with their role at the pool and work a long day in the sun to ensure your safety. The gatekeepers make every attempt to keep "outsiders" from using the pool as they protect your privilege of access to a community pool with your paid dues. Encountering a short lived problem regarding the broken pump, we were able to quickly resolve the issue and get the pool up and running in two days. The board and staff appreciate your patience/understanding during that time period.

Our employees are all college and high school students and are using this job as a stepping stone to their future careers. Although, we encounter an occasional issue, overall they are able to handle the daily workings of the pool and mechanical issues with the water. They work closely with Matt from Mountaineer Pools and Spa to keep our water sparkling.

Our guards are also all Red Cross Lifeguard certified and CPR certified. They all come with experience and have guarded at much busier pools and lakes. Your safety is our first concern.

If you have any questions about the pool or would like to volunteer in any capacity, please contact Erin Schenzel (717-262-8721) or Tammy Catlett (304-279-3049)

We are looking forward to seeing many Spring Mills residents at our annual End of Summer Picnic on Sunday, August 27 and the visitation of the Ice Cream Man on Monday Sept 4. Our closing date is the end of the day on Sept 4.

See you next summer season!!

Gazebo Use

Open to All!



Spring Mills has a community gazebo that may be reserved by residents for private events. If you wish to reserve a specific date, please contact the Association to ensure the date is available.

Please note that reserved gazebo use expires at 8:00 PM, and no glass or alcohol are permitted. It is acceptable for you to provide and set up additional tables, chairs, and decorations, as desired – just make sure all items, including trash are removed at the conclusion of your event.

There is no fee for use.

New Construction

is Moving Right Along

Panhandle Homes is moving quickly with the sale and construction of new homes.

The newest townhome street, Cavendish Way, is now complete, and the newest villa street, Saffron Terrace, is well under way. Welcome to all of our new Spring Mills residents!

How Shall Thee Communicate?

Let me count the ways! Spring Mills provides numerous methods for residents to communicate with the Association's management company and Board of Directors:

- WEBSITE - If you simply need a little information, including a copy of the governing documents, an Architectural Change form, a Code Violation Report form, online payment link, photo gallery, community news, or contact information, the Spring Mills website at www.SpringMills.org is the place for you!
- EMAIL – If you would like to submit one of the aforementioned forms, or have a specific question or concern, **email is our preferred method of two-way communication**. This allows for the communication, and the Association response, to be documented and shareable, should further action be needed. Use Info@SpringMills.org, or hfield@clagett.com to reach the community manager directly.
- MAIL – It may be going the way of box televisions, but it still gets the job done! Send us a letter at Spring Mills UOA, 115 North Queen St., Martinsburg, WV, 25401.
- PHONE – If you don't have a computer, or simply prefer speaking to someone vs. electronic communication, give us a call! The Spring Mills "voicemail" box is **304-274-3086**, or if you prefer to contact the management representative directly, contact Clagett Management at **304-596-6630**.
- IN PERSON – Yes, this is always an option! The Board of Directors holds monthly meetings which are open to the membership to attend – typically the third Tuesday of each month, 7:00 PM, at the Bedington Fire Station. All are welcome. Or, if you would like to drop off a form or payment to the business office, visit Clagett Management's office in downtown Martinsburg at 115 North Queen Street; office hours are 9 AM – 5 PM.
- FACEBOOK – Ahh, social media. Facebook is great for last-minute event reminders, changes or cancellations, snow removal updates, and just generally staying in touch in a passive way. Please refrain from asking questions or posting complaints on social media – these are best addressed directly via email/mail.



New Parking Rules and Regulations

As parking issues seem to have become one of the subdivision's biggest challenges this year, the Board of Directors has discussed and ultimately adopted a policy which clearly identifies what is and is not permitted when it comes to parking. The below Policy Resolution No. 2017-01, Parking Rules and Regulations, was recently adopted by the Board of Directors, and becomes effective immediately. Please take a moment to read and become familiar with the Parking Rules and Regulations, which is available for download at www.springmills.org. We ask for all residents' cooperation and compliance.

SPRING MILLS SUBDIVISION UNIT OWNERS ASSOCIATION, INC.

POLICY RESOLUTION NO. 2017-01

PARKING RULES AND REGULATIONS

WHEREAS, Article III, Section 17 (f) of the Spring Mills Subdivision Unit Owners Association, Inc., ("Association") Bylaws, the Association's Board of Directors (Board) has the authority to make and amend rules and regulations;

WHEREAS, Article XII, Section 2 of the Declaration provides restrictions related to parking: and

WHEREAS, the Board deems it necessary, prudent and in the best interest of the Association to adopt and clarify the vague terms in Section 2, and provide additional rules and regulations for parking;

THEREFORE, IT IS RESOLVED that the Board of Directors hereby adopts this Resolution for Parking Rules and Regulations, which supersede and replace in their entirety any previously adopted rules and regulations that address the same subject matters as addressed herein:

1. The term "vehicles" is limited to properly licensed and inspected, operable over-the-road vehicles and does not include inoperable, off-road or toy vehicles which may be covered in other sections of the Declaration. Such vehicles may be stored within a garage and out of sight from the community.
1. The term "off street parking" is defined as paved or graveled areas adjacent to the dedicated streets for the temporary parking of residents and invitees.
2. "Temporary and unusual irregular overflow parking" is defined as additional street parking for residents and invitees in excess of the off street parking described above. In any case, temporary and unusual parking on the streets shall not restrict traffic or prevent emergency vehicle access.
3. "park on a regular... basis" is defined as repeated parking.
4. "... continuing basis" is defined as repeated parking in less than 72 hours.
5. The "Two (2) registered vehicle" restriction is considered unduly restrictive.
6. The "Two (2) registered vehicle" restriction is considered unduly restrictive.
7. Parking is not permitted on grassy or planted areas, i.e. in front or back yards.
8. Parking on Morningside Drive is only allowed in designated, paved parking areas. Street parking and double-parking is prohibited.

[\(Continued on P.6, "Parking"\)](#)

“Parking”

Continued from P.5

9. Guest parking, park & pool parking on common properties is for the temporary parking convenience of guests and invitees, not for ongoing parking or storage of excess vehicles from the residential properties.
10. Temporary and unusual overflow street parking is restricted to recognized holidays including but not limited to Thanksgiving, Christmas, Memorial Day, etc. (For special family events such as birthdays, graduations, anniversaries, reunions, etc., notice to the Association is recommended). Normal parking restrictions resume within 24 hours of the event.
11. No trucks larger than $\frac{3}{4}$ ton capacity, no commercial vehicles, camper tops, or mobile or stationary trailers of any kind shall be permitted to remain on any lot.
12. No unregistered vehicles of any kind, including, but not limited to, automobiles, trucks, pickups, buses, motorcycles, vans, motor homes, trailers, boats, farm tractor and equipment, or recreational vehicles shall be parked, stored, or in any way maintained on any street, right-of-way or Common Area or on any Unit, except within a garage or other permitted improvement on the Unit.

PARKING VIOLATIONS MAY BE ENFORCED BY THE FOLLOWING METHODS:

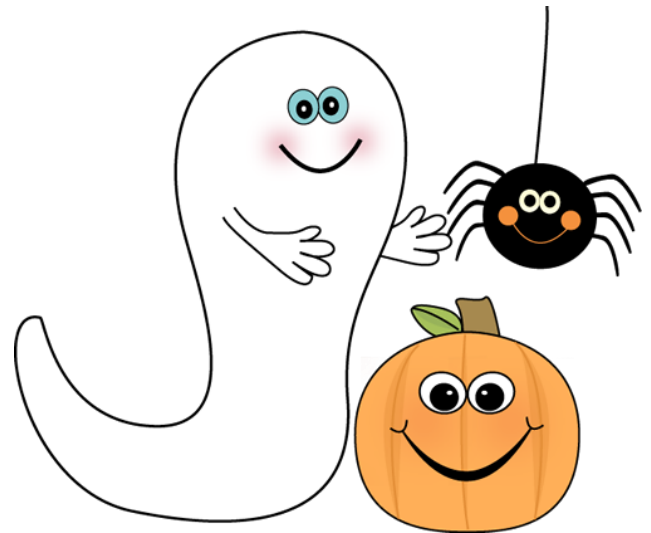
- Parking violations on private property are subject to fine; violations along streets or common area are subject to fine and/or towing.
- “Regulations and fines adopted by the Association” may include a daily escalating fine for continuous violations and/or an escalating fine for repeated periodic violations.

Trick – or – Treat Time

Trick-or-Treating within Spring Mills will be on Halloween, Tuesday, October 31st, 6 PM – 8 PM. Leave your porch light on (or other festive decorations!) if you wish to participate.

As usual, we would like to have about 4-6 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 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!



Traffic Management - When "Stop" means "Stop"

When I go for my morning walk around the neighborhood I am always impressed with the way our community maintains its property. Walking down tree lined streets and admiring the gardens and plantings is impressive. My estimate is that 98% of our community is picture quality all the time.

What does concern me though is the disrespect a few of our residents show our traffic management efforts. As we have grown and some of our homes have turned over through the years, we seem to have accumulated a few people who think the speed limit signs are a quaint suggestion, and our red stop signs as irrelevant. Almost daily I see vehicles careening through signed intersections racing down the street.

Even the speed bumps we all hate seem to pose a challenge to some who try to see how fast they can go from bump to bump. The temptation is to keep adding speed bumps until our streets are a washboard – perhaps this would slow them down.

I recently attended a meeting with the Berkeley County Sheriff's Deputy and we discussed our traffic situation. The Deputy laid out some options wherein the Sheriff's Department can become involved with reckless drivers in the community. Word to the wise, if you are one of the few, you may get a knock on the door! Self control is better – please slow down and respect your neighbors.

Bob Ayrer, Treasurer



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