



The Spring Mills Bulletin

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

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President's Message

I hope you all have enjoyed this beautiful weather. It's hard to believe we are into Nov and the temperature has been in the 70s. When the cold gets here I fear it's going to be a bit of a shock.

The pool is closed and we are gearing up for the Holiday Season. Veteran's Day is right around the corner and then we have Thanksgiving. Santa is due to visit us once again at the pool, mark your calendars and don't forget your cameras. He's going to arrive by Fire Engine and hand out treats. We are looking to judge our Annual Christmas Decoration Contest on 12 Dec.

In February we will be holding the Annual HOA Meeting and look forward to everyone coming out and participating.

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 Arrives by Fire Truck – December 9, 2 PM to 4 PM at pool ([See Article Pg. 3](#))
- Holiday Decorating Contest – December 12, Judging to occur after dark ([See Article Pg. 7](#))
- Annual Meeting – February 27, 7 PM at Bedington Fire House

Non-Compliance ~

In a perfect world, as an HOA we would love for every property owner, resident, and guest to maintain their property appropriately and abide by courteous and lawful behavioral standards at all times. Unfortunately, reality dictates otherwise.

Although we have relatively few issues of non-compliance in Spring Mills, it does occur – whether it be a property with knee-high grass, trash cans left out regularly, or a documented and repeated nuisance such as a noisy business being run out of a home or garage. So what happens next?

We always prefer to start the enforcement process with a “friendly reminder”, and often times that is all it takes to remedy a non-compliant situation. If further action is needed, Spring Mills’ governing documents allow for the Association’s Board of Directors to make and enforce reasonable rules and regulations, as well as to impose reasonable monetary fines. Although authority currently exists to do just that, the Board of Directors is currently working on a specific policy that would detail the enforcement process, making it simple for owners to understand the ramifications of non-compliance – whether by them, their guests, or their tenants.

The Board of Directors intends to finalize and adopt such a policy at the November Board of Directors meeting. Note that meetings are typically held monthly on the third Tuesday, and are held at the Bedington Volunteer Fire Department. Owners are welcome to attend to observe the Board in action!

~ *Community Manager Heather Field, Clagett Management*

WARNING!

It was a beautiful fall day and I was working in my yard when two young men, one on foot and one in a black pickup truck, came down the street. “Would you like your driveway recoated?” the one on foot asked. He asked the wrong person.

I explained to him that Spring Mills is a “no solicitation” community and they should read the signs. I directed them out of the community and offered that if they couldn’t find their own way, I could call a Deputy Sheriff to help them.

No name on the truck; no contractor’s license number on the truck. No real sign that they were a legitimate business.

Being this close to the #81 freeway is a blessing and a curse. It is convenient to get to shopping, restaurants, doctors, etc., but it is also convenient for gypsies to find our community. We have people who come into communities like ours, offer to do roof repairs, driveway coating and other chores, grab the money, do poor work and disappear.

Please do not do business with these gypsy operators! You have no recourse. It is bad for the community, bad for local legitimate businesses and bad for your property. Make sure your service suppliers are licensed and insured before you contract for any work done and give them your money.

Bob Ayrer, Treasurer



SANTA WILL SOON BE COMING!

Christmas time will be here before we know it! On December 9th, Santa will be taking a break from his busy schedule to visit Spring Mills. He will arrive in the neighborhood by fire truck at 2 PM, riding through the community before stopping at the pool area to see who's been naughty or nice this year. So kids, get those lists ready to tell Santa what you're wishing for this year! This is our last event of the year, so parents bring your kids and your cameras out and remember to dress warmly. Don't forget to share those photos on our [Facebook](#) page!



SPECIAL THANKS TO HALLOWEEN VOLUNTEERS

Once again Halloween has come and gone, and this year we had a delightfully mild evening. As everyone here in the community knows, we have an influx of trick or treaters from outside of our neighborhood. Each year we ask for volunteers in the community to patrol our entrances to safeguard the children so that they can have a fun and memorable experience.

We are happy to report there were no unfortunate incidents. This year we had another great turnout, and we hope this will be the case for years to come. We appreciate new volunteers all the time if anyone would like to donate a few hours next year.

Great job guys!



What have I gotten into?

I had never heard of a “Common Interest Community” when I moved into Spring Mills and volunteered to serve on the Board of Directors of the Association. Truth is, it was three or four years later when I started studying what an HOA management thing was.

Here’s the deal; in the state of West Virginia, when a developer is starting a subdivision like Spring Mills, they are required by law to incorporate an association to eventually manage the community. They must file certain documents with the original plot plans that become a part of the development and are attached to each parcel of land within the community. The Articles of Incorporation, the Bylaws and the Covenants and Restrictions become attached to, and pass with the land as it is sold. When you buy a property in a Common Interest Community, the documents are passed along with the deed. You do not have a choice – you are bound by those documents, like it or not.

Under the state law you become bound by the covenants, conditions and restrictions of the original documents as administered by the Board of Directors of the community Association. While you are bound by the covenants and restrictions, state and local laws supersede the original documents and any laws passed that are contrary to the covenants take precedent.

Bottom line is that the covenants and restrictions are a contract between you as the property owner and the incorporated association’s Board of Directors that define what you can and cannot do in your community.

When you went to an attorney for “closing” on your property you should have signed a statement that you received a copy of the covenants and restrictions and received those covenants. If not the attorney was derelict; however, you are still bound by the records that passed with the land, including the covenants and restrictions. Not only are you bound by the covenants, you are bound by any reasonable rules and restrictions passed by the Board of Directors as empowered under Section 17 of the Spring Mills’ Bylaws.

Since the management of the Spring Mills Subdivision Unit Owners’ Association, Inc. was passed to the community in 2005, your Association has benefited from serious, talented people who volunteered their time to serve on the Board of Directors for the benefit of the community and not selfish or short term goals. Spring Mills today is a healthy and desirable community whose quality of life and property values reflect its responsible management.

- Bob Ayrer

Parking in HOA Lots

The common area parking lots located at the pool and beside the tennis court are generally available for overflow parking and owner/resident use. However, they are not intended for long-term storage of vehicles. Please keep an eye out for new signage at these locations, as new parking rules are being established.

Dear Friends and Neighbors:

For the past twelve years I have had the privilege of serving on your association Board of Directors in various functions from Compliance Officer to President; currently I am the Treasurer. When I joined the Board I told everyone that I had two motivations in serving, protecting the value of my property and maintain the quality of the neighborhood – the two are connected.

When I joined the Board we were fortunate to have Board members with practical business experience because the developer handed us a box of papers and a few dollars to get started and said “good luck.” For twelve years I have been on a continuous learning curve as to what it takes to run a common interest community in West Virginia. I found that it is not something you can learn in one, three-year term. Time dictates that I will be retiring from the Board at the end of this fiscal year.

In the beginning we had the title of “Board of Directors” but in fact we were a board of managers. We managed the books, searched out and negotiated with contractors, insurance agents and other service providers. We did the assessment billings and managed the collections of past due accounts. We negotiated with the bank. We answered complaints; we enforced the covenants and restrictions. We tried to do it all.

As the community grew, so did the workload. We began using outside service providers for our bookkeeping and accounting. We began using a mail service to handle the newsletter and assessment mailings. However, the growth of the community increased the workload faster than we could outsource.

Each year we would ask the community for volunteers to serve on the Board of Directors but the volunteers got fewer and fewer. Finally we threw up our hands and engaged a professional community management

company. Now the Board of Directors is no longer a “Board of Managers.”

Our fiscal year ends April 30th. Shortly after the first of the year you will see invitations to serve on the Board; **it is no longer a back-breaking job for a volunteer.** When the invitation comes, if you have a little time to help maintain the quality of our neighborhood please consider stepping up – we all need to protect the value of our homes by maintaining our community.

It has been an honor to work with these Boards of Directors and serve this great community.

Bob Ayrer, Treasurer



New Construction Continues

Welcome to all of our newest members on Saffron Terrace! Panhandle Builders continues their building of villa homes, with 15 homes currently settled on Saffron Terrace. At this time Spring Mills currently has a total of 572 units.



Snow Removal Policy

- 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. 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.



Algae Blooms on Siding

Quite a few homes in Spring Mills have developed unsightly algae blooms, particularly on north-facing siding. Although the problem is not strictly seasonal, it mainly "grows" in the summer, and staining remains throughout the year. As leaves are falling and homes are becoming more visible, please take a few moments to look over your home, and address this or any other maintenance issues before the weather takes a turn for the worse.

CHRISTMAS DECORATING CONTEST

We are pleased to announce the upcoming Spring Mills 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 or around December 12th with rain and/or snow dates of the 14th or 15th so be sure to have your homes lit up if you will be participating in the competition this year.

Everyone in the community enjoys the decorations and gets more 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 2nd and 3rd place winners each receiving a \$25 gift card.

Let's make our neighborhood a colorful place to come home to.

LAST YEAR'S WINNER



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