



The Spring Mills Bulletin

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

Volume 13– Issue 3

August 2018

Inside this issue

President's Message.....	1
Upcoming Events	1
Community Manager's Message	2
Swim Season Ending.....	2
Flag Etiquette	3
Volunteers Needed.....	4
Playground Safety	4
Time to Clean Vinyl Siding?.....	5
Parking Rules Reminders.....	6
New Commercial Neighbor Coming	7
New Construction Update	7

President's Message

Dear Friends,

I hope you've enjoyed the summer and the beautiful weather. Although we've had a lot of rain it has helped to keep the neighborhood lush and green. If you've made it to the pool I hope you've enjoyed yourself with your family and friends. There are a lot of folks working hard to keep the pool a great recreation area during the heat of the summer.

Don't forget to come out to our End of Summer Picnic and Ice Cream Social. You should have received a post card in the mail with information for both of these great events. The newsletter also has the date and time for them as well.

I look forward to meeting and talking to you at the Picnic and Ice Cream Social.

I wish everyone well and please contact your Board if you have any questions.

Thank you. *Stephen Casimir*

Upcoming Events

- End of Summer Picnic – August 26th, Noon to 3 PM at Pool ([See Swim Time Ends, Pg. 2 for more information](#))
- Pool Closing Day – Sept 3rd
([See Swim Time Ends, Pg. 2 for details](#))
- Ice Cream Social at Pool – September 3rd, 11:30 AM to 2 PM at Pool, ([See Swim Time Ends, pg. 2 for details](#))
- Trick or Treat – October 31st



From the Community Manager

Seasons Change ~

I'm baaaack! Jessica Wood's brief time as the community manager for Spring Mills has come to an end, as she and her family have relocated out of the state. I'm still here and am happy for the opportunity to continue working with and for the Spring Mills Subdivision – one of the best in the area!

This summer our focus has been on ensuring residents keep their homes and properties maintained, whether there be issues with mowing, dead trees or shrubs, mildew on siding, or old and dilapidating structures. We've made progress, but we still have a ways to go. Looking ahead to fall, if everyone would do their part in maintaining the best possible curb appeal for their home, we would be in great shape! Please continue your efforts in keeping your home and yards tidy at all times.

The subdivision has been working on updating and upgrading as well – an "old" wooden fence within a common area behind Morningside Drive has been replaced with a long-lasting white vinyl fence, and a portion of the asphalt walking path (between Stanford and Ambler Lanes) has been top coated to provide a fresh and level walking surface. We have some tree removals and landscaping improvements on the horizon this fall as well. We intend to continue with these types of improvements, as needed, in order to keep the community properly maintained.

~ Community Manager Heather Field, Clagett Management

Swim Time comes to a close

We will soon be ending our swim season. Our last day is September 3rd, Labor Day. It has been an enjoyable season in spite of the endless rain storms. We strived daily to assess the weather and weigh the issue of staying open or closing. It is one of the worst decisions we have to make about the pool.

Most recently, Matt, from Mountaineer Pools and Spas chose to move to Florida to be near his family. He has provided superior water management during his time with us. We wish him the best of luck in his new endeavors. Meanwhile, we have researched many pool companies that could assist with the water management. The decision was to choose Supersplasher, a company out of Winchester. Our current CPO, Erin Schenzel, with assistance from Tammy Catlett will manage our water until the end of the season. Supersplasher will be used to close our pool in the fall, be available for consultation if needed until the end of the summer, and will open our pool in the spring.

As in the past, our lifeguards have been quality individuals and we hope to keep them for several more years. Keeping everyone safe, maintaining equipment, etc., and cleanliness are our top priorities for the pool. Your attendance and attention to the needs of the pool are also greatly appreciated.

Events for the remainder of the season are as follows:

End of Season Picnic: Sunday, August 26 from Noon-3pm, cookout provided by the HOA, please bring a dessert to share and it is always helpful to bring an extra chair for this event

Ice Cream Man- Monday, Sept 3 from 11:30am-2pm; provided by the HOA

Enjoy the remainder of the summer season and have a safe and healthy Fall and Winter!!

From the “If we knew better we’d do better” department.

I got a call from a longtime resident asking for an article on flag etiquette. Seems that he and his neighbor, a retired Marine (there are no “former” Marines – once a Marine, always a Marine) were lamenting the lack of respect show our flag around the neighborhood. I don’t think it is a lack of respect, for the most part, but rather a lack of knowledge on the part of those choosing to display the flag.

Here are some of the “do’s and don’ts”;

- Worn or soiled flags should be replaced and the old flag disposed of properly, either by burning or turning it in to a local American Legion chapter.
- Unless lighted, the flag should only be flown from sunrise to sunset.
- On Memorial Day the flag should be flown at half-staff until noon and then raised.
- Don’t dip the U.S. Flag for any person, flag, or vessel.
- Don’t let the flag touch the ground.
- Don’t fly flag upside down unless there is an emergency.
- Don’t carry the flag flat, or carry things in it.
- Don’t use the flag as clothing.
- Don’t store the flag where it can get dirty.
- Don’t use it as a cover.
- Don’t fasten it or tie it back. Always allow it to fall free.

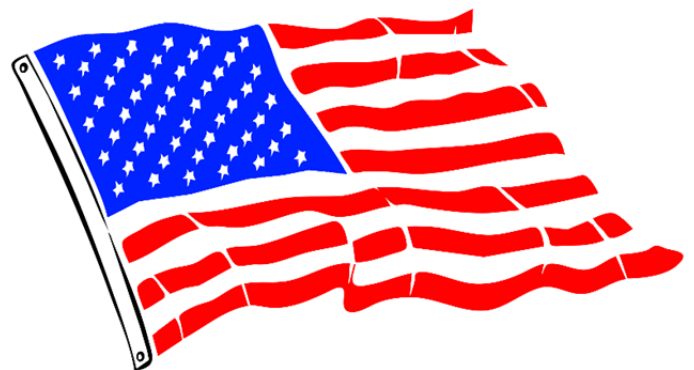
- Don’t draw on, or otherwise mark the flag.
- Don’t use the flag for decoration. Use bunting with the blue on top, then white, then red.
- The United States Code, Title 36, Chapter 10, states: “The **flag** should not be displayed on days when the weather is inclement, except when an all-weather **flag** is displayed. “Jun 14, 2011.

The American flag has a blue field with 50 stars called the “Union.” The colors of the pales (the stripes) used in the flag of the United States of America; **White** signifies purity and innocence, **Red**, hardiness & valor, and **Blue**, the color of the Chief (the broad band above the stripes) signifies vigilance, perseverance & justice.

By the way, when you go to buy your new flag, make sure it was “Made in America!”

For more information on proper flag protocols, see <http://usflag.org>

Bob Ayrer, Treasurer.



Dear Neighbors:

It is time to think about the future of our lovely community. Your managing association needs, to paraphrase a popular ad, "a few good people" to give of their time to make sure the quality of life and the values of our properties remain strong.

Adam Smith, in his book Wealth of Nations wrote, "People act out of enlightened self-interest." For most of us our home is our #1 asset – if protecting that investment isn't in your self-interest, what is? The value of your community is directly related to the quality of your home owners association's management.

Your Board of Directors has put our community on a sound financial path and has chosen a qualified management company to carry out the day-to-day tasks. What we need are a few people with an eye to the future and common sense.

Right now, your association needs a few sincere people willing to volunteer a few hours of their time to direct our management company on the critical issues facing our community.

If you are ready to spend a few hours a month to protect your investment, call 304-274-3086 for more information, or go to www.springmills.org and leave a note.

Bob Ayrer, Treasurer/Past President.

Playground Safety - MUST READ!

You probably never heard of Lamplight Village. It is a common interest community in Las Vegas, Nevada that has, like Spring Mills, amenities – playground, pool, etc. In February 2018 a 15-year-old sat down on a swing and a 42-pound bar fell on his head, crushing part of his skull and causing permanent brain damage.

In litigation the courts found the association liable for failing to meet playground safety standards. The judgment against the association was for \$20 million dollars. The association only had \$2 million in liability insurance. The balance amounted to \$60,000 per household in the community. Litigation is ongoing.

Your association has had professionals inspect our playground and we will be spending quite a bit to make sure we meet all safety standards. We have a complex community that requires constant attention to protect our homeowners from the kind of liability at Lamplight Village.

One of the primary goals of your association is to protect your home investment. To do this we need responsible people to volunteer to serve the community. A few hours of your time per month will pay big dividends in the long run. Volunteer now to help protect your home investment and the quality of life in our community. For more information on how you can serve, call 304-274-3086, or go on-line to www.springmills.org and leave a message that you are interested in helping.



"WHAT'S THAT GREEN STUFF ON MY HOUSE?" X

As we walk around the neighborhood we see ugly things growing on the sides of many houses. With the wet summer we have had it is no surprise that in addition to the lush green grass, the mold and mildew on the siding of many homes 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, 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. Your neighbors will also thank you.

Please make this a high priority for your end of summer cleaning.

Parking continues to be a challenging concern throughout the community. As previously provided, Parking Rules and Regulations were adopted in 2017 which provide clarification of the restrictions stated in the CC&Rs. The full policy as well as the CCRs are available for download on 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.





New Commercial Neighbor Coming to Spring Mills

The owner of the commercial property located off of Rte. 901, between the current ROC's and the entrance to I-81, has applied for approval to build a Wendy's restaurant at the site. The ROC's and Wendy's restaurant parking lots will connect, and in addition to the main entrance off of Rte. 901, there will also be an entrance/exit to Wendy's on the association-owned private roadway currently used to access the Quality Inn.

Note that commercial owners in Spring Mills are subject to the same requirements and restrictions as residential owners when it comes to submitting building plans to the Association for review and approval.

We are hopeful that Wendy's will be a "good neighbor" and that residents will enjoy the latest eatery option in the Spring Mills area.



New Construction Continues

Welcome to all of our newest members on Saffron Terrace! Panhandle Builders continues their building of villa homes, with 25 homes currently settled on Saffron Terrace and additional homes currently under construction. Panhandle is also prepping for additional homes on the west side of TJ Jackson Drive.

At this time Spring Mills has a total of 582 units.



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