



The Spring Mills Bulletin

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

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May 2019

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President's Message

I believe Spring is here and the neighborhood looks beautiful with all the new growth and wonderful colors. I hope everyone has had a great year so far and are looking forward to a wonderful summer.

We had our Annual Meeting 26 Feb and I would like to thank everyone who made it out. There was some great discussion and even better questions. Your Board is hard at work addressing your concerns and solving any issues within the confines of the CCRs. For those who were unable to make it I'm sorry we weren't able to meet. However, everyone is welcome to attend our HOA Board meetings each month.

Our Pool Committee is hard at work preparing the pool for the summer. A lot of effort and hard work goes into running and maintaining the pool so we all can enjoy it. Keep an eye out for the pool opening, Ice Cream Social and our annual community yard sale.

I hope to see you all at the Ice Cream Social and around the neighborhood. If you see a Board Member please thank them for their time, hard work and service to the community.

Stephen Casimir

Upcoming Events

- Pool Opening - Saturday, May 25th
[\(See Pg. 2 for details\)](#)
- Ice Cream Man at Pool – Monday, May 27th, 11:30-2:00
[\(See Pg. 2 for details\)](#)
- Yard Sale – Saturday, June 15th, 7:00 – 1:00 (Rain Date June 22nd)
[\(see Pg. 3 for details\)](#)

From the Community Manager

As the community manager, I field a lot of phone calls and emails about various topics, from the activities of a neighbor's dog to the process for "joining" the pool. This past month, many calls have been in response to the 2019-20 annual assessment fee being increased by approximately \$24.00 over last year's rate. This \$2 per month increase had a lot of residents asking "why."

Unfortunately, as consumers we are seeing many price increases in our day-to-day lives, from our cable bills to insurance costs. The HOA is not immune to these same increases. But a big impact on the community is the addition of new property – as the community continues to grow, so increases the capital infrastructure that the HOA is required to maintain. This includes additional roads, common areas, snow removal costs, etc. And, more funds required to be "put away" for future repair and replacement of those capital items.

The Board of Directors takes great care in developing the annual budget – remember that they live here, too! Ultimately, they are tasked with determining the accurate amount of funding needed to properly operate, as well as save for future needs. Spring Mills remains a desirable neighborhood as a result of these continued efforts. Thank you for your continued support!



Pool Opening

SPLASH!!!!!!

Well Folks...before you know it, it will be pool time! We're looking forward to balmy, sunny days, and clear, cool, crisp pool water. Supersplasher LLC, a pool company that helped us last year, will be returning. They will be responsible for our water management. Erin Schenzel, our CPO and Tammy Catlett will also assist them.

Many of our lifeguards are returning, but you will also see some new faces. Feel free to greet them and get to know them. They are here to provide a friendly, safe and enjoyable environment for all to swim and relax.

As part of our ongoing improvements we're planning on sprucing up the pool facility during April and May.

If you are interested in having a pool party or have questions or concerns, please contact us so we can assist you with your planning. We hope to be able to offer swim lessons again this year. Be on the lookout for notices at the pool for specifics.

Please remember, your HOA dues need to be paid in order to receive your pool pass. Photo ID and pool passes will be strictly enforced this year. Also, a friendly reminder, there is absolutely NO smoking or vaping inside the gated area of the pool.

The pool is scheduled to open on May 25 and the Ice Cream Man will join us on Memorial Day, Monday, May 27.

So...dig out your suits, towels, and sunscreen and prepare yourself for a relaxing summer.

[See Page 6 for details on Pool Membership.](#)



JUNE 15

The Spring Mills Community Yard Sale will be held on Saturday, June 15. Residents can set up and close up at any time you please. The advertised hours are 7:00 AM to 1:00 PM.

The Goodwill truck will be at the pool parking lot at 1:00 PM to collect any unsold items you wish to donate.

PICKLE BALL IS COMING TO SPRING MILLS

Pickle Ball is a sport for all ages and skills. It combines the elements of tennis, badminton, and ping pong. The equipment required involves a paddle and plastic ball. It can be played as singles or doubles.

We will be lining one of the tennis courts with Pickle Ball boundaries. These boundaries vary from the traditional tennis ones.

It's a sport that is rising among both the young and senior communities. Many communities organize a club in their subdivision and play at regular times.

Soo... if you are already a player, this will be available to you. If you see others playing, meet and greet with them and you too may start enjoying a new sport.

Volunteers Wanted!



As our dog owners know, there are numerous pet waste bag stations located throughout the Spring Mills Subdivision. If you haven't heard, we go through A LOT (*thousands!*) of bags in an average year, and are happy that most pet owners make use of them and properly clean up their dogs' waste. But, that doesn't come without a little time involved in re-stocking the bags.

As at least one long-time volunteer is hoping to slow down and enjoy retirement, we are looking for a few more volunteers to assist in re-stocking the pet waste stations. This would be an "every couple of weeks" duty, and would be a great help to the Association and its members. And, by keeping this a volunteer-based operation, we don't have to use HOA funds to pay a service to take on these duties.

Please consider helping out in this regard – no skills required! If you are interested in taking this on, please contact Clagett Management at 304-596-6630, or hfield@clagett.com

New Construction Continues

Welcome to all of our newest members! Panhandle Builders continues their building of villa homes, with home sales strong on Saffron Terrace and Akron Drive, as well as a new carriage house street ready for move-ins. At this time Spring Mills has a total of 597 units.

Dog Leash Law

Dogs Must Be Leashed, Please!

The Association has seen an increase in complaints about dogs "running at large." This is disconcerting to neighbors, and creates an unhealthy "poop" problem throughout the neighborhood.

Please be advised that Berkeley County has established rules regarding control of dogs by owners that are in full force and effect here in Spring Mills. For the safety and consideration of your neighbors, please note the following and ensure compliance at all times:

- All dogs in the unincorporated areas of Berkeley County shall be kept under control by the owner or supervisor of the dog.
- Dogs not on property owned or leased by the owner of the dog shall be kept on a leash.
- Dog waste should be immediately removed and properly disposed of.

This ordinance is enforceable by the Berkeley County Sheriff's Office, as the Sheriff's designees also serve as Animal Control Officers. Please, be a good neighbor and a responsible pet owner by ensuring your dog is always leashed, and that it's waste is picked up immediately.



BLASTING CONCERNS

At the annual meeting in late February, there was discussion about the blasting being performed by the builder in conjunction with the new home sites located off of Saffron Terrace. Although not under the Association's purview, this has been a concern for some residents, with home damage even being reported as a result of the blasts.

Please note that blasting within the state of West Virginia is regulated by the State Fire Marshal's Office. You may visit their website at <https://firemarshal.wv.gov> for more information, where they outline "Blasting Complaint Procedures" and address "What To Do If Your Home Is Damaged" as a result of nearby blasting. Ultimately, the State Fire Marshal's Office will conduct investigations into blasting complaints. If you have concerns regarding blasting, they can be reached at 304-558-2191. If you wish to file an official complaint regarding blasting, you must submit it in writing to their office at the following address:

State Fire Marshal's Office
Attn: Regulatory & Licensing Division
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301
Fax: 304-558-2537

Annual Meeting and Election Update

Many thanks to those residents who attended the Annual Meeting on February 26th! In addition to a summary of the Association's finances and a review of the past years' activities, there was a lengthy "Q&A" period for anyone having specific questions or concerns about the community. These and all meeting notes are posted on the website for member review.

A "Call for Nominations" for a position of the Board of Directors was sent out in the winter newsletter, and owners were invited to submit resumes at the Annual Meeting held in February. Two nominations were received, from Ron Little and Connee Lloyd. Ballots and proxy sheets were mailed out – thank you to everyone who submitted a ballot or proxy by the April 16th deadline. Unfortunately, not enough replies were received to achieve a quorum. As such, in accordance with Article III of the Bylaws, the Board will utilize its authority to appoint member(s) to fill any vacancies. We anticipate this will take place at the May Board of Directors meeting. Please note that board meetings are held on the 3rd Tuesday of each month, at the Bedington Vol. Fire Station.



New Member on the HOA Board

Hello all. My name is Rick Greenwood and I just recently joined the HOA board. I have been in the community since 2010. I wanted to join the HOA board to ensure the quality of the neighborhood remains beautiful. I have amazing neighbors and I'm sure I will meet more of you now that I've joined the Board.

I hope to have some more community events in the future and some will require volunteers to help out. One event I would like to have next year is an Easter Egg hunt and the Easter bunny for pictures at the park. That event will require some help to stuff Easter Eggs and to hide them. I'm sure the kids will enjoy it.

I would also like to be more active with the HOA Facebook page and website. The Facebook page is "Spring Mills Unit Owners' Association". The website is "springmills.org".

I hope to see you all soon around the neighborhood.

Rick Greenwood

Editor's Note: Rick Greenwood was appointed to the Board in March 2019 to fill the vacancy left by Jeremy Shen's resignation.

Architectural Changes

Spring and summer are the time when we make those major projects – adding a room, fence or patio – the builder bug gets us. Remember that you need prior approval for any project from the Architectural Control Committee for any project on your unit. You may download the application form from the association Web site, www.springmills.org, or if you do not have Internet, call the association at 304-596-6630 and a form will be mailed to you. Don't wait until the contractor is ready to start the project – allow up to 30 days for approval.

Remember to only use properly licensed and insured contractors and be sure to check their references. Make sure you get a certificate of insurance as well as labor and materials lien releases before making final payments.

Pool Membership

Membership to the Spring Mills pool facility is included with your HOA membership and fee. 2019 pool membership forms were sent out with the annual budget and invoice. Please just complete the form and take it with you to the pool. As long as your assessment account is paid in full, you will be provided a family membership card.

If you are a new homeowner and require the pool membership form, please visit the website (www.springmills.org) or contact the management agent.

If you mailed in your pool membership form to Clagett Management, it has been provided to the lifeguard staff.

(See Page 2 for details on pool opening)

Neighborhood Watch

Crime & Safety ~ Be Vigilant

The local region continues to experience "crimes of opportunity," particularly now that the weather is warmer. Among the most popular are thefts of cash and items left in unlocked vehicles. Please help yourself by keeping your vehicles locked at all times.

Over the winter the HOA also received several complaints of a suspicious person going door-to-door and acting strangely. Please don't hesitate to contact the Sheriff's Office if you see or experience suspicious behavior. Some residents have installed "Ring" or other camera device systems near their front door, which has been helpful in documenting porch thefts and unusual activity.

Above all, be vigilant – if you see something, say something!



Beautification Projects

New Signage

It's a busy spring!

We have a new landscape company this year, Botanica Enterprises, and are hopeful that the community landscape will be well-cared for. As with any new vendor, there is a bit of a learning curve when it comes to identifying all of the common areas, and Spring Mills has a lot of small parcels! If you note that a common area near your home is not being maintained as it should be, please let us know so we can communicate that with Botanica.

In addition to the service contract, the Board of Directors has approved a beautification project to replant some areas that have become tired looking. Specifically, the entrance sign area on St. Andrews Drive will be rejuvenated with a fresh wash and new shrubs, and the Dartmouth Lane center island area will be replanted with new trees. Also approved are replacement of dead trees that were previously removed from center island areas on Hastings Drive and Morningside Drive.

There are also a few areas of erosion throughout the community that will be repaired by a local contractor this season.

Several common area trees will be removed due to disease, and numerous others will be pruned to provide a more pleasing appearance and/or to prevent organic debris (this is the case with the pine trees adjacent to the pool fence)

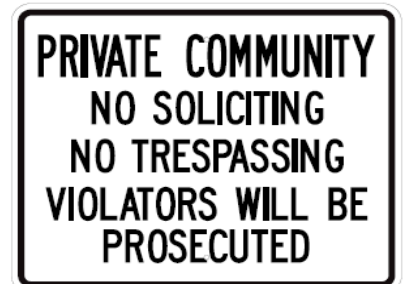
And, minor cracks in the tennis court will be filled in order to improve the playing surface. (Pickleball lines will also be painted – see details on Page 3)

Lastly, with the success of the walking path improvement completed last year, an additional section of the asphalt walking path will be overlaid with new asphalt, so that the loop from Jamestown to the end of Orchid Lane will be complete.



New signs have been posted on all community streets accessed from TJ Jackson Drive. Over the past several years there has been a lot of growth – first with the Villa and Carriage Homes on the east side of TJ Jackson Drive, and now with the new Villas located off Saffron Terrace.

In order to maintain consistency throughout the subdivision, new “No Parking” signs and “Private Community” signs have been installed. All streets within Spring Mills, including TJ Jackson Drive, are privately owned by the association, and therefore subject to private rules and enforcement. Generally, there should be no street parking throughout the community.



And, due to our community size and convenient location adjacent to I-81, we tend to get a fair number of solicitors. Please don't hesitate to be firm with solicitors, and advise them of the posted signs. If you have asked them to leave and they don't, they are trespassing, and you are within your right to contact law enforcement. If we are friendly and buy what they are selling, they'll keep coming back!

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Member

