



The Spring Mills Bulletin

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

Volume 15 – Issue 2

May 2021

Inside this issue

President's Message.....	1
Upcoming Events	1
Easter Egg Hunt Recap	1
New Construction Update.....	2
Manager's Message.....	2
New Board Members.	2
Pool Facelift & Schedule	3
Pool Membership Process	3
The Science Corner.....	4
Live Music Concert	4
Spring Reminders	4
Reserve study? What is it and why is it needed?	5
Communication Vehicles	6
Pet Etiquette	7
Property Inspection Process.....	7

Upcoming Events

- **Pool Opening Day, Saturday, May 29th, 11 AM (See Pg 3 for complete pool schedule)**
- **Live Concert at Gazebo, Sunday May 30th, 1 PM to 3 PM (See page 4 for details)**
- **Antietam Creamery - Ice Crème at Pool, Monday, May 31, 11 AM to 2 PM**
- **Kickoff summer picnic at the pool, Saturday June 26th, 12 PM to 3 PM (flyer and details to follow)**

Easter Egg Hunt Recap

The Easter egg hunt at the park was a huge success! It was great to see all of the children come out and hunt for eggs. Thank you to all of our volunteers throughout the neighborhood that helped stuff the eggs. We really appreciate the help. Also, thank you to the volunteers that helped hide the eggs in the park. Egg clean-up was much quicker than the time it took to hide them! I look forward to next year's Easter Egg Hunt. *Rick Greenwood*

President's Message

I hope everyone is doing well and you have been able to enjoy some of the beautiful weather we've been having. It will be nice to finally see the cool days behind us. I'm looking forward to a wonderful summer and a return to some semblance of normalcy.

We had our 1st Easter Egg hunt on 3 Apr. What a great turnout! It was a joy to watch all the children have so much fun hunting for eggs. I would like to say a special "Thank You" to Rick Greenwood for putting this event together as well as all the volunteers who stuffed and hid the eggs.

We are planning some activities in the coming months such as a concert at the gazebo, pool party, ice cream man, yard sales, etc.., so be on the lookout for more information on these and other events.

As you're out and about you may notice some improvement projects the Board has approved. We were waiting on the weather to be able to get them started. These are the projects which should be completed soon...drainage issues at Ambler and Whippoorwill, 235 Morningside and a more permanent solution for the other issue on Morningside (where the sandbags are currently located). We are also connecting the walking path across TJ Jackson to Chalcot Place.

Please stay safe and I hope to see you around the neighborhood.

Stephen Casimir

Manager's Message

Thank you to all owners who participated in the annual election for the annual meeting in February. Unfortunately, quorum was not achieved at the 2021 annual meeting; therefore, the Board was tasked with appointing a member to fill the vacant seat. The Board decided that it would be in the best interest of the community to increase the size of the Board from five (5) directors to seven (7) directors per the Bylaws. Your current Board of Directors are listed below:

- Stephen Casimir
- Tammy Catlett
- Ron Little
- Rick Greenwood
- Ed Flake
- Wes Yates
- Mike Mason

Please join me in welcoming the newest directors to the Board.

Michelle Showers, Community Manager

New Board Member, Mike Mason

Hello Neighbors,

I was appointed to the HOA board at the last meeting. I was born and raised in Berkeley County, went to Musselman High School, and went on to graduate from Shepherd College.

I worked in several fields including biopharmaceutical research, chemical vapor technology, Fire protection, aerospace, defense contracting and I am currently working in the transportation industry.

I have lived in the Falling Waters district for 44 years and I moved into the Spring Mills community in 2017. I have been married for 42 years and I have 1 daughter that lives and works professionally in North Carolina.

I look forward to working on the HOA Board with Clagett Management and to continue the goal of making Spring Mills the best residential community in Berkeley County!

Mike Mason

New Board Member, Wes Yates

Well now I've gone and done it! Got myself elected to the Spring Mills HOA Board. Why? What was I thinking? Who would want to do that? All great questions I might add.

For those of you who don't know me, I lived in the Spring Mills community from 1998 to 2004. My wife and I built our first home on Finch Lane. The one memory that sticks with me about that first home was our neighbors. Wonderful, friendly people from every walk of life. Our backyard neighbor would even bring spaghetti in the back door and announce, "dinner is on the table!" And let me tell you, that was some goooood spaghetti.

My wife and I moved back to the Spring Mills community in 2019. Why? Because we love the area and love the neighborhood. So, I'm looking to give back, in both my time and efforts, to this great community. But I can't do it alone. I need your help, too. Most folks only think of the HOA when the yearly dues are due, or they have a problem. I'm asking for your support and your time to help keep this community a place to which you will always want to call home.

If you see me out walking or riding my bike, don't hesitate to say Hi and share some of your ideas and thoughts. But be ready to join in and help if there's a problem, and we can enjoy our accomplishments together. See you soon!

Wes Yates

New Construction Update

Welcome to all of our newest members! Panhandle Builders has completed construction of the villas in the front of the community. Still to be completed by Panhandle is some commercial development along TJ Jackson & Akron and the final paving/top coating of Akron Drive. The model home will soon be placed on the market for sale!

Face lift, sunshine, and more to come!

As we begin the summer pool season, you will see the completion of the much-needed renovation of the pool and bathroom stalls. The companies contracted did a fabulous job and we hope you enjoy the new facilities.

Currently, we are waiting for any Covid guidelines for this upcoming pool season. We're hopeful social situations will return to a somewhat "normal" routine. Once received, the guidelines will be posted at the pool.

Opening day is Saturday, May 29 with the Antietam Dairy visiting us on Memorial Day, Monday, May 31.

We are hoping to resume our annual picnic and concerts in the park. Please watch our Face book page, SpringMills.org website, email blasts, and mailings for these and other events.

Our pool staff remains somewhat the same as last year but will be adding a few new faces. Again, thank you for your consideration and respect for our staff and all they do.



Pool Schedule & Hours

Pool Opening Day; Saturday, May 29

Pool Hours Saturday to Thursday

- 11 AM to 12 noon, Adult swim –no one under 18 allowed on deck or in pool
- Noon to 8 PM, Open Swim

Pool Hours Friday

- 10 AM to 11 AM, Adult swim – no one under 18 allowed on deck or in pool
- 11 AM to 7 PM, Open Swim

Lap lane will also be open for lap swimmers

X Pool Membership Process X

Membership to the Spring Mills pool facility is included with your HOA membership and fee. 2021 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.

Spring Reminders

It remains important for all homeowners to continue to properly maintain their homes and properties in accordance with the governing documents of the Association. Below is a list of friendly reminders for our Residents:

- All lawns should be well maintained. Please frequently mow the grass, prune shrubs/trees, pull weeds, mulch, etc...
- Trash and recycling bins should be stored out of view except the night before and the day of scheduled collection. Additionally, please make sure that all trash is bagged and that your lids are secure to prevent trash from blowing onto the grounds of the neighborhood.
- Exterior siding should appear neat and algae/mold should be cleaned/power-washed.
- Homes should be free of repairs. If you see faded paint, cracking or peeling of the exterior, or any dilapidated structure such as a deck or fence, please make the necessary repairs.
- Personal property items including lawn equipment, toys, bicycles, etc. shall not be stored in your yards, instead please store out of view in your garage.
- No signs of any character shall be erected placed, permitted or maintained or any lot except reasonable "For Sale" signs, unless you have obtained written approval.
 - Parking is only allowed in driveways, garages, and in designated, paved parking areas. Street parking and double-parking is prohibited.

Drew Adams Acoustic is Returning to Spring Mills!

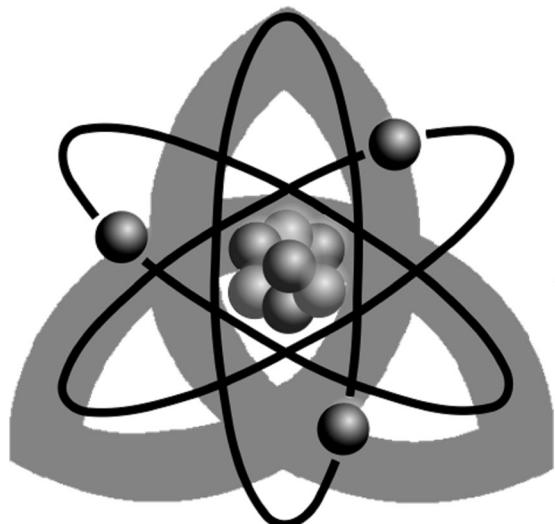
Bring a chair and enjoy the live music at the Gazebo on Sunday, May 30th from 1pm to 3pm.

We encourage residents to practice social distancing and wear a mask for this event. Hope to see everyone there!



The Science Corner

The Science lady is on a sabbatical for this Issue. Look for her article in our next Newsletter.



A reserve study is a comprehensive assessment of the current condition of the community's common elements and the replacement cost estimates of those common elements. It also provides a reserve funding plan to pay for future replacements when they are incurred. It is needed for the following reasons:

- To maintain the property's value and appearance – A reserve study helps maintain the property's value and the property owner's investment. By identifying and budgeting for future capital improvements, the property's common elements continue to look attractive and well-kept, adding to the community's overall quality of life.
- To fulfill the board of directors' fiduciary responsibility – Board members of community associations have a fiduciary responsibility to their members. Directors are legally bound to use sound business judgment in guiding the association and cannot ignore major capital expenditures or eliminate them from the budget.
- To establish sound financial planning and budget direction – A comprehensive reserve study lays out a schedule of major repairs or replacements to common property elements and applies cost estimates to them. To ensure property owners have adequate reserve funding to cover anticipated costs, a reserve funding plan typically spans 30 years. In short, it's your blueprint for the future.

Did you know that the Spring Mills Subdivision had a reserve study completed in 2019? The Board uses the Reserve Study that was completed by Reserve Advisors as a tool to help draft the annual budget each year and to help plan for future upkeep and expenses of the Association.

Revised FULL RESERVE STUDY Spring Mills Unit Owners' Association, Inc.



Falling Waters, West Virginia
Inspected - January 24, 2019
Revised - January 13, 2020



* The information listed above was provided by Reserve Advisors

xxxxx x xxxxmic Communication Vehicles

Among the duties your Board Members perform is keeping residents informed about various activities in the Spring Mills subdivision. To that end, the Board has developed multiple methods to inform residents of the status of completed, ongoing, and upcoming activities. The Board feels strongly that for communication to be effective it needs to be a "two way street" with communication not only from the Board to the Residents but from the Residents to the Board. One of the new board members asked if all residents are aware of the communication methods that exist so they may take advantage of them as desired. Below is a summary of the communication vehicles and details on how to access and/or utilize them.

1. The HOA Newsletter is issued quarterly. It lists upcoming events as well as articles from the Board President, Community Manager, community updates and other important or good to know information.

Communication from Residents to Board Members

1. Ideas on articles for the newsletter, suggestions for community events, and ways to improve the subdivision in general may be emailed to the board at info@springmills.org
2. Residents may contact our Community Manager, Michelle Showers, at 304-596-6630 or by mail at Clagett Management WV VA LLC, 115 North Queen Street, Martinsburg, WV 25401

Communication from Board Members to Residents

1. The Subdivision has a Facebook page which may be found at www.facebook.com/SpringMills.org. This page has information and photos about various events.
2. The Subdivision also has a website which may be found at www.springmills.org. This site has Minutes from Board Meetings and Newsletters. It also has forms for requesting architectural changes, reporting code violations, and the pool membership request and release.
3. Periodically the Board will send out email messages to residents who have signed up to be included in the Spring Mills "email blast" Group. These emails are normally limited to alerting residents of things that are scheduled or rescheduled on short notice. To have your name and email address added to this group contact Michelle Showers at mshowers@clagett.com.

Two-way Face-to-Face Communication

The Board of Directors meets on the third Tuesday of every month, except December. Unit members are encouraged to attend these meetings. To attend, please notify Michelle Showers, who will provide the necessary information. If you have a specific item you would like to discuss let Michelle know so she may put it on the meeting agenda.

Note: Due to COVID, the monthly board meetings are being held virtually. If interested in attending, reach out to Michelle and she will provide a link that allows the resident to join the meeting via computer or dial in by telephone.

Ron Little

Pet Etiquette

As the weather gets warmer, more residents and their pets will be enjoying the outdoors.

Please be reminded of the following:

- ❖ Dogs need to be leashed when walking in the community or not within a fenced area.
- ❖ Please clean up and properly dispose of dog waste when visiting the common areas, and never let your dog "go" in a neighbor's yard. There are several doggie stations throughout the community.
- ❖ Be aware of your dogs' barking and don't allow it to become excessive or a nuisance to your neighbors.

Please be advised that Berkeley County has established rules regarding control of dogs by owners. For questions about Berkeley County pet ordinances or to file a complaint, please contact Animal Control at 304-267-8389



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.

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Member



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