



The Spring Mills Bulletin

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

Volume 15 – Issue 3

August 2021

Inside this issue

President's Message

President's Message.....	1
Upcoming Events	1
New Construction Update	1
Manager's Message	2
Trick or Treat.....	2
CCR's	3
Pool Schedule & Plans	3
Communications	4
Word Search Puzzle	5
Walk Safely on Community trails, etc.	6
Fall Yard Sale	7
Fall Concert Planned	7

As we come to the end of the summer and the beginning of a new school year, I hope everyone is in good health and has had a wonderful year so far. We have several events (ice cream, yard sale, etc...) scheduled, so please make sure you keep an eye out for their announcements and information.

The neighborhood is looking good, although we could use some rain to help our lawns. It's always a pleasure driving or walking about and seeing the pride and great care folks take in their homes and neighborhood.

I wish everyone well and please contact the Board if you have any questions or concerns. Thank you.

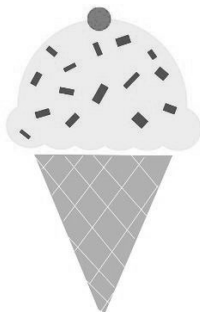
Stephen Casimir

Upcoming Events

- **Ice Cream at the Pool – Sept 6, 11 AM – 2 PM**
See page 3 for details
- **Fall Yard Sale – Oct 2, 7 AM – 1 PM**
See page 7 for details
- **Trick or Treat – Oct 31, 6 PM to 8 PM**
See page 2 for details
- **Fall Concert – Date & Time TBD (see Pg 7)**

New Construction Update

Welcome to all of our newest members! Panhandle Builders has completed the residential construction for the Spring Mills Subdivision. There are 651 homes in the community plus the commercial units. In the coming months, be on the lookout for the addition of the Rankin Physical Therapy and Fitness Center along TJ Jackson Drive.!



Manager's Message

Fall is right around the corner, my favorite season! The cool crisp air, the beautiful colors, the leaves falling, apples and pumpkins galore, and tons of outdoor activities, what's not to like? Below is a fun, family-friendly bucket list that is full of fall activities for you to take advantage of this great season.

- Visit a pumpkin patch
- Go for a hay ride
- Bake a pie
- Carve/Paint a pumpkin
- Go through a corn maze
- Go on a hike to see the leaves
- Watch a Halloween movie
- Go trick or treating
- Go to a football game
- Apple picking
- Rake leaves/Jump in a pile of leaves
- Drink hot cider or hot chocolate
- Build a scarecrow
- Make a list of things you are thankful for

~ Michelle Showers, Community Manager

Trick or Treating

Trick-or-Treating within Spring Mills will be on Halloween, Sunday, 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 ask for 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!

***Any changes to this plan will be posted on the Spring Mills Facebook page, the community website, and notice will be sent via email blast.**



Declaration of Covenants, Conditions, and Restrictions for Spring Mills Subdivision

All residents of the Spring Mills Subdivision or their delegate are members of the Unit Owner Association and as such are subject to the regulations that govern the subdivision. Those regulations are detailed in a document named "Declaration of Covenants, Conditions, and Restrictions" This document is commonly referred to as the CCRs or Green Book.

All property owners should have received a copy of the CCRs from the lawyer or sales agent when they closed on the purchase of their property. However, it appears that this has not occurred in some cases. If you did not receive a copy of the CCRs or have misplaced it, a copy may be found on the Spring Mills website at www.springmills.org. To obtain a copy click on "About Us" and then click "Regulations."

Residents who do not have a computer/storage device or who do not feel comfortable storing the file on same may request a paper copy from the Community Manager, Michelle Showers at 304-596-6630, Extension 1111 or mshowers@Clagett.com.

Pool Schedule & Plans

Summer sunsets will slowly fade....

We are coming to the end of our pool season. It was full of warm days, smiles and relaxation at the pool. Our guards provided safety for all and the pool staff appreciates your assistance by abiding by the membership procedure.

During the coming months, we will continue to strive to find ways to improve procedures and our environment at the pool and are open to suggestions.

There is one last event on Labor Day, Monday, Sept 6 from 11am-2pm. Antietam Creamery will be in the pool parking lot with some great ice cream. Please come and enjoy.

The pool staff is looking forward to seeing you next year. Have a safe and healthy Fall and Winter and watch for us in the Spring!!!!

~ Spring Mills Pool Staff

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. Emails can be sent to Michelle Showers at Clagett Management (Mshowers@clagett.com). Additionally, if you would like to receive email blasts about community news and events, please provide your email address to Michelle.
- PHONE – If you don't have a computer, or simply prefer speaking to someone vs. electronic communication, call Clagett! Michelle Showers can be reached at **304-596-6630, ext. 1111**.
- 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.
- IN PERSON – Yes, this is always an option! The Board of Directors holds monthly meetings which are open to all members to attend – typically the third Tuesday of each month except December, 7:00 pm. 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.



R C S E A S O N E D P G H A T L B H T O K H
 S H N X V V X F L Q W M O L P V C R O S D E
 R E O G O Y L W D C O B B W E P A W R Q A B
 K S V U R K R F Q Y C E K W Q A L C A U W N
 S T E Q R S R R A I N C O A T M V E O I E D
 X N M P H A Y S T A C K N E U G Y E Y R M E
 J U B P O P H X D R Y L H C K P F R S R N Y
 V T E C R I S S Z S X C W K Y E V F H E T Z
 U S R K A N C Q I B A K G V D A W R A L O I
 L P S X N E F M U C H A N G E R X Z L W F A
 Y U E M G C I Z K A D N F P E S N C L N X G
 L M P C E O J J U D S L C D X O C T O B E R
 D P T D V N O F A X H H B O N E P Q W M X A
 T K E G K E A B Y E L L O W T V F J E J Q U
 C I M F E S T I V A L A Y W Z B Y N E B Z T
 W N B W V L O X Q M I G R A T I O N N I B U
 A R E C O R N F R Y C S C Y I O E I V M J M
 B X R R Z W U H J T H A N K S G I V I N G N

NOVEMBER
 HAYSTACK
 SQUIRREL
 SEPTEMBER
 PEARS
 SQUASH

PUMPKIN
 ACORN
 CORN
 PINE CONE
 AUTUMN
 RAINCOAT

HALLOWEEN
 LEAVES
 YELLOW
 ORANGE
 CHANGE
 APPLE

THANKSGIVING
 OCTOBER
 SEASON
 FESTIVAL
 MIGRATION
 CHESTNUTS

Safety on our Paths and Community Streets

I was asked to write an article on "Walking Path Safety", but I want to change the title to "Safety on our Paths and Community Streets." With the abundance of different outside areas throughout our community, our neighbors take advantage of this opportunity daily. With that said, let's consider how we can keep safety in mind when we are outside walking, jogging or bike riding in the community.

1. Always be aware of your surroundings. Don't drown out your environment listening to music with your earbuds or headphones. Keep the volume at a level where you can still hear oncoming walkers, joggers, bikers and traffic. Distracted walking due to chatting or texting is as dangerous when walking as it is while driving. Also choose a route frequented by others. Be alert! Acting alert and aware can dissuade dangerous people from making you a target. Hang up and eyes up.
2. Beware of hazards on the paths and streets. With the Fall Season approaching, I'm already noticing leaves, branches and other debris on the paths and streets. This can make for slippery walkways and tripping hazards.
3. Walk facing traffic, which is the left side of the road. This gives you the best chance to see vehicles approaching and take any necessary evasive action.
4. Be visible when you're outside during the day and night. Wear bright colors when walking in the day and at night, wear light colored and/or reflective clothing.
5. Look both ways when crossing the street. Your mother was right! When a vehicle is approaching, make eye contact with the driver. Give them a wave. Make sure they see you.
6. Always be predictable. Make a practice of staying on one side of the path while walking rather than weaving randomly from side to side.
7. Keep your pet and neighbors safe at all times. Walk your dog on a short leash because a long leash could be a tripping hazard for you and/or others. You will keep your dog safer as well as those who pass by you if you use proper leash walking safety.
8. Common sense goes a long way. I'm a morning bike rider and I take advantage of our community paths, too. When riding on a path if I see someone walking ahead, I always say "good morning" to make them aware I'm approaching.



Wes Yates

Community Fall Yard Sale

Saturday, October 2nd

The yard sale will be held from 7am to 1pm on the date listed above and it will be advertised in the newspaper.

We will also schedule the GOODWILL truck to be onsite from 1pm until it is filled that day. The truck will be located at the pool parking lot to accept your donations.

***Any changes will be posted on the Spring Mills Facebook page, the community website, and notice will be sent via email blast.**



Concert in the Park

We are looking to schedule a concert in late September/early October. Stay tuned for an announcement in the near future!

The announcement will be made via email blast, our website (www.springmills.org), & our community facebook page.

If you aren't signed up for email blasts, please provide your email address to Michelle at mshowers@clagett.com.

~ Rick Greenwood



Spring Mills Bulletin
C/O Clagett Management WV VA LLC
115 North Queen Street
Martinsburg, WV 25401



The Spring Mills Bulletin
Published quarterly by
Spring Mills Unit Owners' Association
C/O Clagett Management WV VA LLC
115 North Queen Street
Martinsburg, WV 25401

www.springmills.org

Michelle Showers – Editor

Ron Little – Layout and Design

Email letters to the editor, article ideas, and suggestions
for community events to info@springmills.org.

Find us on Facebook:

www.facebook.com/SpringMillsUOA

Member

