



# The Spring Mills Bulletin

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

Volume 15 – Issue 4

November 2021

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Dear Neighbors,

I hope everyone is safe, healthy, and doing well. We've been fortunate with some beautiful weather into late October. It's been a busy year and we're not done yet. Be on the lookout for information on Santa's visit and our Holiday Decorating contest. See page 3

I hope everyone has a wonderful Holiday Season with friends and family. I would also like to wish you all a very Happy New Year.

*Stephen Casimir*

## Upcoming Events

- **Annual Holiday Decorating Contest – Wednesday, December 15, evening**  
**See page 2 for details**
- **Visit from Santa – Saturday December 18<sup>th</sup>, 2-4 PM at North Berkeley Library**  
**See page 2 for details**

## Winter Maintenance

Here's a simple checklist to help you prepare for winter:

### Indoor Winterizing

- Examine doors and replace weather-stripping as needed.
- Examine window caulking and reseal where needed.
- Examine and repair vents where needed.
- Clean chimneys and flues.
- Remove items near heat vents.

(Continued on page 6)

## Manager's Message

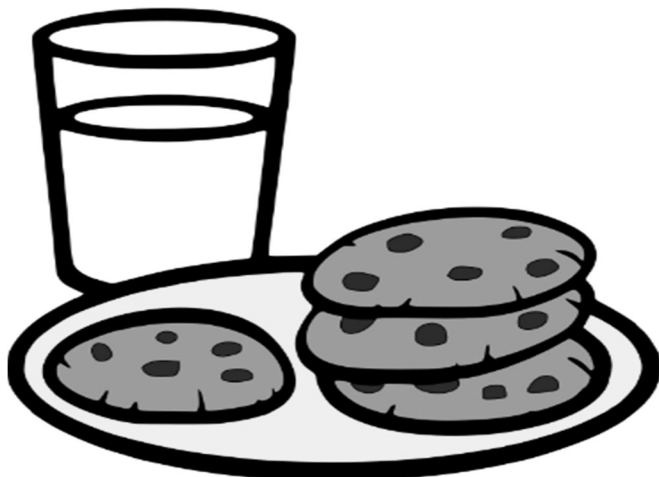
I hope that this Holiday season brings you good health, quality time that is safely spent with family and loved ones and everything else that is "Merry & Bright!"

Last year at this time, I shared that one of my favorite Holiday activities is baking cookies. Did you know that, it wasn't standard practice to leave cookies and milk out for Santa Claus until the 1930s? Historians post that it was something parents encouraged children to do in order to teach them how to share and be charitable during a time of economic depression. This fun fact is courtesy of [www.foodandwine.com](http://www.foodandwine.com).

According to an article published in 2019 in Better Homes and Gardens, the most popular Holiday cookie in America is chocolate chip and the least favorite is oatmeal raisin. Do you agree? What are your favorite cookies?

Whether you like to bake or partake in another Holiday activity, this time of year has something for everyone. Happy Holidays!

~ Michelle Showers, Community Manager



## HOA Board Meetings

Since March 2020 the HOA board has held the monthly meetings virtually. We are now happy to announce that we will return to in person HOA meetings on the 3rd Tuesday of every month (except December) at the CNB Bank community room on TJ Jackson Drive. Meetings start at 6:30pm and open forum is in the beginning. Open forum gives you the opportunity to voice your concerns (or compliments) to the Board of Directors. We hope to see you there!

If you cannot attend a meeting and you have something to present to the Board of Directors, you may email Michelle at [Mshowers@clagett.com](mailto:Mshowers@clagett.com) prior to the meeting and she will share your concerns/compliments with the Board to discuss.

*If for whatever reason, we cannot meet in person, a post will be made on the community Facebook page. Please check the page for community updates and any impromptu changes.*

Thank you,

*Your Spring Mills Board of Directors*

## X Here comes Santa Claus X

It will not be long until the excitement of the holiday season will be in full swing and children will be visiting Santa with their lists.

Santa Claus will be available for children on **Saturday, December 18 from 2-4pm at the North Berkeley Library**, located at the entrance to Spring Mills. Refreshments will be served.

Social distancing and safe practices will be maintained for all. If there are any changes to this plan, please watch the Facebook page or check your email.

Have a safe and healthy holiday season!!!



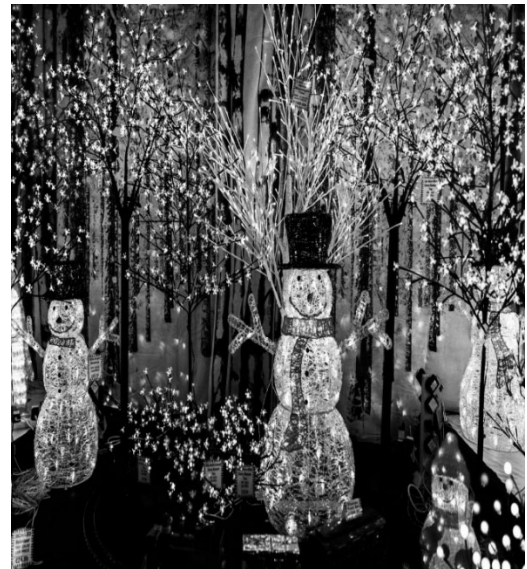
## Annual Holiday Decorating Contest

The Holidays will be here before you know it! The Spring Mills Subdivision hosts an annual Holiday Decorating Contest. Christmas light judging will be held on the evening of Wednesday, December 15<sup>th</sup>. Have your Christmas lights on if you wish to participate in the contest!

Results will be posted on the Community Facebook page the next day and pictures will be published in the next newsletter. Prizes will be awarded to 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place in the single-family homes and 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place for the townhouses/villas.

1st place = \$50 gift card  
2nd place = \$25 gift card  
3rd place = \$25 gift card

This is a great opportunity to show off your creativity! Good Luck!!



## 14 INCHES OF SNOW FORECAST FOR NEXT FRIDAY!!!

Now that I have your attention, please read about the Spring Mills Community "Winter Weather" program for this upcoming winter season. First thing first, you won't know what's going on in your community if we can't get your information. Send an email to Michelle Showers at Clagett Management ([mshowers@clagett.com](mailto:mshowers@clagett.com)) asking to be added to the email distribution list.

The HOA's objective is to provide timely, cost-effective snow removal/ice control throughout the Spring Mills Community. It has always been the HOA's policy to begin service for snow removal when accumulation is predicted for 4 inches or more of snow. Panhandle Homebuilders has advised the HOA they will not be handling our snow removal for this coming year. We have now contacted with Botanica to provide snow removal and ice control services for the 2021/2022 winter season.

Communication is a key part of any plan. That's why sending your email to Michelle at Clagett is so important. When impending weather is forecasted, a representative from the HOA and Botanica will formulate and develop a specific action plan for that event. This will happen for every weather event this 2021/2022 season. All community residents will receive a pre-winter email plus any additional email communications, as necessary, during the winter season.

In closing, all residents with the Spring Mills Community are responsible for their own driveway or parking spaces within the townhome areas. The families in our villa homes and townhomes are responsible for cleaning their individual sidewalks. Sidewalks should be cleared within 24 to 48 hours after the winter weather has ended.

Make sure you are in the know this winter season by checking your email for updates.

*Wes Yates*

## Friendly Reminders

As the manager of this community, I receive a fair share of complaints of those who do not comply with the covenants and I also see many alleged violations during my routine site visits. Please be reminded the following:

- Trash/recycling bins must be stored out of sight except the night before scheduled collection and the day of collection
- Pets must be walked on a leash and dog waste must be picked up immediately and properly disposed. Do not leave a pet outside for long periods of time.
- Kids' electric vehicles are permitted to be driven on the streets but the children must be accompanied by an adult
- All lawns should be well maintained. Please frequently mow the grass, prune shrubs/trees, pull weeds, mulch, etc...

- Common areas are for all to enjoy. Do not discard trash, yard waste, etc. onto common areas.
- Parking is limited to driveways, garages, and designated parking spaces. Temporary street parking is only permitted for holidays, gatherings, and events.

These are just a few examples of violations that are witnessed in the community. The rules of the community are outlined in the CC&Rs/green book and also in policies that have been passed throughout the years. If you do not have a copy of the governing documents, they can be viewed by visiting [www.springmills.org](http://www.springmills.org). If you would like to have an electronic copy emailed to you or a hard paper copy mailed to you, please reach out to me by phone at 304-596-6630 or by email at [mshowers@clagett.com](mailto:mshowers@clagett.com). Thank you!

~ Michelle Showers, Community Manager

# Pickleball League

I'm inquiring to see if any of my Spring Mills community neighbors would enjoy playing Pickleball. I have seen a number of communities modify their existing tennis courts or build pickleball courts. Our Spring Mills community has modified one of our tennis courts for pickleball.

Would you be interested in playing next spring / summer? I've never played the game but have started researching the rules and how to play. As a mid-60's guy I like the fact that pickleball is a low impact sport. My mobility is not what it used to be. But I still enjoy being active.

Equipment for the sport doesn't seem to be that expensive either. Wal-Mart has a pair of paddles with two of the hard plastic balls for under \$20.00. That price is right up my alley! I'm sure you can check online for other brands, styles and costs.

If you are interested, please reach out (email below) to me so we can start planning and get an idea of whom & how many folks want to play. Could be a great time! Only time will tell... like the day after our first game!

*Wes Yates*

[Weschuck73@gmail.com](mailto:Weschuck73@gmail.com)

## Election for 2022/2023 Board of Directors

Your Board of Directors is conducting an election for the continuity of the leadership of our community. We are asking for community volunteers to guide and manage the Spring Mills Subdivision, both residential and commercial.

In 2016 the Board of Directors, under the authority granted in its bylaws under Article III, section 18 – Management Agent, elected to engage a professional management company, Clagett Management, for the business management of our community. Although this greatly reduced the day-to-day administrative duties previously required of the board members, the community must still have a Board of Directors to advise the management company!

Included on the next page is a Nomination Form, which is your opportunity to run for the upcoming 2022/2023 Board of Directors for the Spring Mills Subdivision. Please include any and all experience in management, budgeting, or life experiences, which would assist you in serving on the Board. Please note that no specific experience is necessary in order to be considered – just a willingness to serve the community!

The Board's objectives remain the same – to protect the quality of life in our community and enhance the value of our properties. This can only be done with good management.

**Interested parties should return the nomination form no later than January 10, 2022 in order to have your name printed on the ballot in time for the annual meeting in February 2022.**

### SPRING MILLS

#### **Nomination Form – 2022/2023 Board of Directors**

This is your opportunity to participate in the important work of keeping our community the quality neighborhood we all want. Please submit this nomination form no later than January 10, 2022.

**By Mail:** Spring Mills Unit Owners' Association  
c/o Clagett Management  
115 N. Queen Street  
Martinsburg, WV 25401

**By Email:** [mshowers@clagett.com](mailto:mshowers@clagett.com)  
c/o Clagett Management





# WINTER

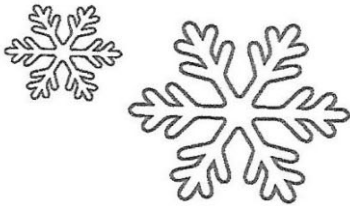


# WORD SEARCH

BOOTS	HOT COCOA
MITTENS	HAT
ICICLE	SCARF
SNOWMAN	SNOWFLAKE
JACKET	FROZEN
PENGUIN	WINTER
SKIING	FIREPLACE
SLEDDING	SWEATER

Search the puzzle below to find the 16 winter related words.

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



# WORD SCRAMBLE

Try and unscramble the 5 winter related words below.

RADIBZZL \_\_\_\_\_

OWROSSNTM \_\_\_\_\_

GNIREFZ \_\_\_\_\_

OHT ETOCCOHAL \_\_\_\_\_

ODLC \_\_\_\_\_

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Ron Little – Layout and Design

Email letters to the editor, article ideas, and suggestions  
for community events to [info@springmills.org](mailto:info@springmills.org).

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