



The Spring Mills Bulletin

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

Volume 14– Issue 3

August 2019

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President's Message

As the summer is coming to an end and the beginning of school is right around the corner, I hope everyone had a wonderful summer. As always there is a lot of activity in our neighborhood with the new homes, renovations, repairs and all the hard work and care folks put into their homes. I want to take a minute to mention the beautiful flags displayed throughout the neighborhood and to thank Rick Greenwood not only for the idea of the flags but also for volunteering to put them all out. Thank You Rick.

I hope everyone will be able to make it out to our End of Summer Community Picnic on 25 Aug and the Ice Cream Man on 2 Sep. Both events are free to all Spring Mills residents. You should have received a postcard with details.

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

Stephen Casimir

Upcoming Events

- End of Summer Community Picnic - Sunday August 25th, 12 Noon to 3 PM at Spring Mills Pool

Hot Dogs, Salads, Chips, and Drinks provided. Please bring a dessert to share! You might want to bring a chair as it will get busy. Hope to see you there!!
- Ice Crèam Man – Monday, September 2nd, 11:30 AM to 2 PM at Spring Mills Pool.
- Halloween – Thursday, October 31st, 6 PM to 8 PM (See page 5 for details)

Questions & Complaints

If any resident notices a problem(s) with the common areas, or would like to file a complaint concerning a property violation occurring at another residence, please contact your community manager at Clagett Management.

Any complaints regarding activity at another private property should be submitted via a fully completed "CC&R Complaint Form." This form may be downloaded from the Spring Mills website (www.SpringMills.org).

From the **x** **Community Manager****x**

In the community management business, it is referred to as “The 3 P’s” – People, Pets, and Parking. These are the three topics that garner the most attention when it comes to complaints within most HOAs. Spring Mills is no exception. In this edition of the newsletter, I’d like to share a little bit about parking.

Over the past couple of years, the Board of Directors has taken steps to ensure that all residents are aware of the parking rules and restrictions in Spring Mills. In August 2017, Parking Rules and Regulations were established, adopted, and provided to all members. More recently, signage was placed on all private HOA streets accessed from TJ Jackson Drive. These signs plainly state, “No Parking on Street.”

Looking further into the Parking Rules and Regulations, there are exceptions. This may include “temporary and unusual irregular overflow parking.” This may apply for holiday and/or family celebrations that may occur on a one-time basis. However, street parking by a member or guest that is repetitive or occurs on a continuing basis is not a permitted exception.

Further restrictions include parking within the front or rear yards, parking on sidewalks, double-parking, and generally not being parked within the confines of a marked parking space, driveway, or garage. In addition to being against the established rules, street parking can be a nuisance and even a hazard to your neighbors, who may have a difficult time exiting their driveway when another vehicle is on the street.

Restricted parking may be enforced by towing, without notice. Please be fully aware of the Parking Rules and Regulations, which can be downloaded from the website (www.SpringMills.org).

Pool Wrap-up

As we head to the end of the pool season....

Soon the summer days will be filled with cool, crisp mornings with vibrant colors. We have had a successful pool season and hope everyone enjoyed their days at the pool.

Plans for September include replacing the pump on Sept 3 (we will be closed that day). We are hoping to be open through the weekend of Sept 8. Signs will be posted on the pool gate, our Facebook page, and on the website regarding this plan.

Just as we age, so does our pool. General repairs will take place in the coming year in order to continue to maintain its structural integrity and functioning.

The entire pool staff, management, and Board of Directors appreciate your patience this year in handling our gatekeeping procedures for admission to the pool. This ensures your investment is kept secure and maintains us as a private pool. The Board will be exploring a variety of procedures for next summer for membership cards.

Our lifeguards and gatekeepers appreciate everyone being respectful and abiding by the rules. Their days are quite long during the very hot days as they attempt to provide a safe, clean, and enjoyable environment for your family and friends.

If you are interested in volunteering with the pool, feel free to contact the Board.

New Construction Continues

Welcome to all of our newest members! Panhandle Builders continues with strong sales, with new carriage homes on Polygon Place, and new villa homes on Saffron

At this time Spring Mills has a total of 597 residential units, and 11 commercial sites.

Dog Poop Bag Stations

New Dog Poop Bag stations are being added to several of the villa streets on the east side of TJ Jackson. Most are placed at the end of the courts near the large green space. Please take advantage of these stations and dispose of your dog's waste properly.

Spring Mills would like to thank the volunteers who stepped up and are assisting with making sure the stations stay stocked with bags. If you have a Dog Poop Bag station near your house and would like to volunteer please contact your community manager and we'll give you some bags and a key to the stations.

Let's all work together to keep Spring Mills clear of poop!

LOCK YOUR VEHICLES!

From time to time the HOA is made aware of thefts occurring from unlocked vehicles. Please protect your belongings and keep your vehicles locked when parked outside.

Contractor Selection Process

Friends and Neighbors:

At my last Board of Director's meeting, a visitor asked why we didn't use a West Virginia firm for our landscape contractor. It struck me that our members should know how the Board of Directors make these decisions.

Let me describe the process; first we establish the scope of services so as to develop a bid tool – a request for quote. We don't ask for "proposals" because every potential contractor has a different idea on what we should do, making it impossible to compare with other proposals.

This is a tool for evaluating submissions; it does not establish the ultimate costs; we may ask for 26 weekly mowing for the common area only to have a longer than average growing season requiring additional services

Next we set minimum qualifications for potential bidders; how many employees do they have? What priority will they give our community? What is their liability insurance coverage? What kind of field management do they have? Can they accommodate our accounting requirements with their billing processes? The worst thing we can get is a non-performing low bidder.

We then take qualified bidders through our community to cover what we expect. Spring Mills is a complex community regarding landscaping of common areas. We have numerous small plots of property, often difficult to get to, throughout the community. We also try to get a multi-year agreement so that we do not have to go through this process every year. It takes at least one growing season to orient a new landscaping contractor.

Your Board of Directors is careful when it comes to access to our community and spending our monies.

I hope this clarifies the process. ~ Bob Ayrer

Board Director Farewell



Dear friends and neighbors;

As I complete my final tenure on your Board of Directors, I am left with conflicting feelings. On the one hand, Spring Mills is in very good condition, both physically and financially – I take some pride in that. For the last 12 years I have served as Compliance Officer, President and Treasurer for your Board of Directors. I have helped maintain the quality of the community and protected the value of our properties. I worked diligently to remove drug-houses from our area.

In that time, we reorganized our accounting system to identify our major costs centers between the commercial areas and the residential areas. We radically reduced our insurance costs while increasing the level of protection for you, our members. We streamlined the bidding process for community services to get the best value for the community.

We replaced an eyesore and dangerous children's area with a modern children's playground, and developed a family-friendly community park. We rehabilitated tennis courts, and added a gazebo. We repaired critical defaults in our pool (which we received "free" from the developer) and made a wonderful family resource for our community.

We began a "pay-as-you-go" capital reserve fund that was (even though mandated by the covenants and restrictions) ignored by the developer. This assures that everyone who enjoys the amenities of our community makes a contribution to the long-term maintenance of the assets.

I have been frustrated that the growth of the community has not resulted in the economies of scale I expected – more houses, lower average costs. Now when I look back, I see why. The growth of the community outgrew the ability of a volunteer Board of Directors to effectively manage; and we hired a professional management company. When we added additional roads and common areas, we increased the costs of maintenance and long-term reserve requirements. When we lacked volunteers, we had to contract outsource functions for lack of expertise on the Board's part.

Perhaps the biggest predictable issue was the aging of the community's assets. Older assets require more upkeep. Time has caught up to both me and the community. In the next ten years the Board of Directors will have to face multiple street resurfacings, additional pool costs as we replace critical water management assets. Then there is the need to replace the plantings that looked so attractive twenty years ago. Our settling ponds (we have three), that have been neglected for so many years because they are not visible, now need attention -- and on and on.

Between all these things and the general increase in price that we have all experienced, they have more than offset the growth of the community. In spite of all this, there is nowhere I would rather live in West Virginia!

When I left my home at the beach in Southern California, it was clear that my retirement would not support the cost of living there. As costs increase here, some of our members may have to face the same reality. Simple arithmetic may dictate life changing decisions.

I will remain a supportive member of the community as long as my health and finances allow. I thank all of the members of the community who have supported my work on the Board of Directors over the past twelve years and look forward to supporting our current Board.

Bob Ayrer, former member of the Board of Directors

Spring Mill "NextDoor" Site

The Board of Directors is aware that a "NextDoor" social media page has been created in the Spring Mills area. From time to time residents have received flyers advertising the page and providing instructions to join. Please note that this site was established by a resident of the Spring Mills apartments, and is not endorsed or supported by the HOA in any way.

Members of Spring Mills may choose to join; however, please note that the accuracy of any information shared on the site cannot be verified.

Official Spring Mills information can be found on the website, www.SpringMills.org, or at the Facebook page, Spring Mills Unit Owners' Association.

Welcome to Michelle Showers

Spring Mills is a large community, so when it comes to management of the day to day operations, we'll take all the help we can get!

Michelle Showers is with Clagett Management, and members will be seeing more of her and her name throughout the community and within correspondence.

Michelle has been attending Spring Mills BOD meetings for the past six months, and is excited to continue working with the community.

Trick-or-Treat

Trick-or-Treating within Spring Mills will be on Halloween, Thursday, 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 have about 4-6 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.

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!

New Member on the HOA Board

At the June Board of Directors meeting, Ron Little was appointed to serve as the newest Director on the Spring Mills Subdivision board, filling the seat previously held by outgoing Treasurer Bob Ayer. ([See farewell, Page 4](#))

Ron brings many years of volunteer service to the HOA, most notably as the layout and design guru for our quarterly newsletter.

Ron will also serve as Treasurer, ensuring that the annual budget is what it needs to be, and that monthly expenses are in check.

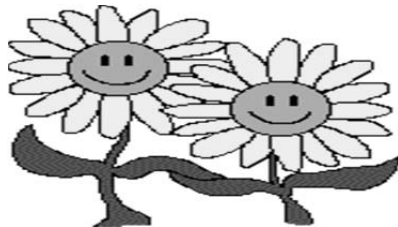
Thank you, Ron!

Summer Maintenance

As we have made our way through much of the summer season it has been noted that some common property violations have been observed throughout the Spring Mills community. These include the following deficiencies that are most often overlooked:

- ❖ Grass mowed and trimmed on a consistent and frequent basis
- ❖ Garden beds kept mulched and free of weeds and grass
- ❖ Prune overgrown shrubs and trees
- ❖ Debris or other stored items should be removed or stored in garages or neatly in rear yards
- ❖ Trash cans should be stored out of public view (except on days of collection)

We ask that all property owners do their part in keeping Spring Mills an attractive, desirable community, which will aid in increasing everyone's property values.



Labor Day

Date when celebrated: Always the first Monday in September

Dedicated in honor of the worker, it is also appropriately called the "workingman's holiday". The holiday is dedicated to you in respect and appreciation for the work you do in or outside of the home, union or non-union, big company, small companies, or government. As long as you work somewhere at something, this holiday is for you!

The first Labor Day was celebrated in New York City on September 5, 1882 and was started by the Central Labor Union in New York City. In 1884, it was moved to the first Monday in September where it is celebrated today. Labor Day quickly became popular and one state after another voted it as a holiday. On June 28, 1894, the U.S. congress voted it a national holiday.

Labor Day is also viewed as the official end of summer. While the Fall Equinox is still a couple of weeks away, kids go back to school and summer vacations are over.

Labor Day tradition: This day is celebrated with a day off and union sponsored parades. Many people celebrate this weekend with one last picnic. It is also the date that many people close up the pool, and put away the boats.

x Coming Soon – THE PUMPKIN INVASION !

We know it's still summer, but in the coming days and weeks we'll all be besieged by EVERYTHING pumpkin and pumpkin spice – from coffee, desserts, soaps, scents, decorations, etc. Love them or hate them, pumpkins represent the forthcoming fall season, with welcome drops in temperature and the start of the fall holiday festivities. Pumpkins are a great love to many of us, but how much do we really know about these (typically) orange blobs? Here are some fun facts....

- Pumpkins originated in Central America.
- Pumpkins are really squash... members of the squash family.
- A pumpkin is a fruit. Most people think of it as a vegetable.
- Pumpkins are 90% water.
- The largest pumpkin ever grown is 2,323.7 pounds.
- The largest pumpkin pie weighed 3,699 pounds, and is 20 feet in diameter. (see below!)
- Pumpkins are grown all over the world on six of the seven continents, with Antarctica being the sole exception. They are even grown in Alaska.
- A pumpkin is not a Jack O'Lantern, until it is carved.
- Pumpkins were once recommended as a cure for freckles.
- They were used as a remedy for snake bites.
- Pumpkin seeds help avoid prostate cancer in men.
- Native Americans fed pumpkins to their horses.



- Pumpkin flour can be used in place of wheat flour. It has many health and medicinal benefits.
- Pumpkins are gluten free.
- At the first Thanksgiving feast in 1621, the pilgrims did not serve pumpkin pie. Rather, they made stewed pumpkin.
- Food manufacturers use tan colored pumpkins to make pumpkin puree.

The world's largest pumpkin pie was made in New Bremen, Ohio. Amazingly, this pie was 20 feet in diameter and weighed 3,699 pounds!

What's the recipe for a world record pumpkin pie? All you need is 1,212 lbs. of canned pumpkin, 2,796 eggs (233 dozen), 109 gallons of evaporated milk, 525 pounds of sugar, 7 pounds of salt and 14.5 pounds of cinnamon.



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