



The Spring Mills Bulletin

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

Volume 15– Issue 1

January 2020

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Happy New Year!! I hope everyone had a wonderful Holiday Season. Our annual Santa visit was a great event. We look forward to continuing to partner with the North Berkeley Public Library in the upcoming years. Once again, the neighborhood was ablaze with festive holiday lights and decorations.

Spring Mills is still a growing community and I'd like to welcome all our new friends and neighbors. When we consider the number of new units and the number of units that change owners during the year, we shouldn't assume everyone is fully informed about the ongoing challenges and excitement in managing our community. I invite anyone who is interested to attend our regular Board meetings on the third Tuesday of each month (except December) at the CNB Bank on TJ Jackson Dr. at 7 p.m. If you would like to address the Board, please let us know through our Web site, <http://www.springmills.org> , or call Clagett Management, 304-596-6630. This will allow us to schedule time for you on the agenda.

We passed our mid-fiscal year in good financial condition and are currently working on the budget for the 2020/2021 year.

I want to thank the members of the Board and the community for the support I have continued to receive as your HOA President. I eagerly look forward to the New Year and all the wonderful times ahead.

Stephen Casimir

Upcoming Events

- Spring Mills Unit Owner Annual meeting – Feb 25th, 7 PM, Bedington Fire Dept (See Pg 2 for details)
- **New Event!** Spring Mills Easter Egg Hunt – April 4th, Noon, Spring Mills Pool & Gazebo – **(volunteers to help will be appreciated)**

Manager's Message

Happy New Year!!! As some of you know, I have been shadowing Heather Field and working with the Board of Directors since Spring of 2019. I would like to announce that starting in January, 2020, I will be the NEW manager for the Spring Mills Subdivision.

[\(Continued on Pg. 7\)](#)

Spring Mills 2020 Annual Meeting

Tuesday, February 25th

MARK YOUR CALENDAR FOR TUESDAY, FEBRUARY 25, 2020, FOR THE SPRING MILLS SUBDIVISION UNIT ASSOCIATION'S ANNUAL MEETING!

All residents of the Spring Mills Subdivision are automatically members of the Unit Owners' Association by virtue of owning property in our subdivision. The annual meeting, as well as any monthly Board of Directors meeting, is where you can learn about the activities of the managing Board of Directors and the issues regarding our subdivision.

Feel free to bring your questions, concerns and suggestions on how we can make Spring Mills an even better community to live in. Or better, email your questions prior to the meeting to SpringMillsHOA@gmail.com, so that the BOD can be prepared to answer your questions. Also, be reminded that you may address questions to the HOA and management company at any time via email or phone.

Also, at the meeting, attendees will receive an update on the HOA's financial position, volunteer opportunities, and much more.

The annual meeting will be held at the Bedington Fire Department's facility on Bedington Road roughly 1 1/2 miles east of Route 11 on the north side of the road – you can't miss it (parking in the rear). The meeting will start at 7 p.m. and end no later than 9pm. We hope to see you there.

Frozen Water..soon to be... Sparkling Water

You may see ice forming on the cover of the pool but it will not be long until we see the warm, sparkling water of the summer.

Preparation for pool season starts in the months leading up to opening day. Securing employees, repairs on the pool and pool area, scheduling, and discussions are just a few of the job duties necessary to keep a pool in tip top running condition.

Supersplasher, Inc. will again provide us with their service of opening of the pool and consultation for water management. We will also be exploring assistance with general pool maintenance regarding the physical structure of the pool.

Spring Mills pool is a huge part of our development and provides a prime location for socializing, fun, fitness, and relaxation. We are always seeking volunteers to assist with the various management of the pool's day to day functioning.

If you are interested in becoming part of the team management of the pool, please contact: Tammy Catlett [304-279-3049](tel:304-279-3049)-tlcatlett@frontier.com or Erin Schenzel 717-262-8721-jeschenzel@yahoo.com.

HO HO HO ...FUN..FUN..FUN

On Saturday, December 15, Spring Mills HOA hosted a visit from Santa Claus at North Berkley Library here in Spring Mills.

Many children and adults enjoyed the afternoon of visiting with Santa, refreshments, coloring activities, and photo ops.

We appreciate the offer by North Berkley Library and Mollie, the librarian, allowing us to host the event and their help in making this day happen.

We are hoping that this event at this location will be an annual tradition.

North Berkley Library is a wonderful setting for all your reading needs, book clubs, and various other special activities for adults and young people.

Take some time out of your busy schedules and visit them, get your library card and take advantage of this gem right in our neighborhood.



New Construction Continues

Welcome to all of our newest members! Panhandle Builders continues their building of Villa homes, with all Carriage homes now completed. The end of residential construction is in sight! Panhandle expects to have the final new homes sold by the end of 2020. At this time Spring Mills has a total of 629 units.



Decorating Contest Winners

Many thanks to all of you who participated in making Spring Mills festive this holiday season! The annual Decorating Contest was judged on December 17th, with the top three winners pictured below. Congrats to all of you!

1st Place Congratulations!!!



61 Phoenix Ln Steve Kidwell



153 Oberlin Dr 2nd place



3rd Place 23 Clemson Ln

Election for 2020-2021 Board of Directors

SPRING MILLS

Nomination Form – 2020/2021 Board of Directors

Spring Mills Unit Owners' Association
c/o Clagett Management
115 N. Queen St.
Martinsburg, WV 25401
Or email to: mshowers@clagett.com

As a reminder, the association Board of Directors is conducting an election for the continuity of the leadership of our community. Below is a Nomination Form, which is your opportunity to run for the upcoming 2020/21 Board of Directors for the Spring Mills Subdivision. If you are interested in serving on the Board of Directors, please complete the Nomination Form and submit it back to the community manager. You may also submit a resume, should you desire.

The Board's objectives remain consistent – to protect the quality of life in our community and enhance the value of our properties.

Interested parties may attend any Board meeting, 3rd Tuesday of each month at the CNB Bank on TJ Jackson Drive, 7 p.m. (Typically, the Board takes December "off.")

Please return your Nomination Form and resume by March 5, 2020.

[] Yes, I would like to submit myself as a candidate;

Name: _____

Address: _____

Phone: _____

Brief background of qualifications:

Signed: _____ Date _____

x Ideas for Renovating Your Empty Nest x

For many empty-nesters, an empty house can be a lonely one. After all, gone is the hustle and bustle of a home full of kids and in its stead are empty rooms, reminders of what once was. However, this is a time of possibilities—just rethink your space toward something constructive! Here's how to put those empty rooms back to work without digging deep into your retirement savings.

Know what you like.

A newly-empty nest means you now have the space to realize home improvements that you may have shelved in the past. Taking stock of your forgone wants and needs is a great place to start. From there, the ideas will be sure to follow. Make some notes about where your priorities are, or create an idea board to help you sort things out.

Perhaps you've always wanted a dedicated fitness studio or a space to indulge in your hobbies. Or maybe you've always wanted to expand your bedroom into a fabulous suite or add another guest room. Maybe you even want to create your dream home office or an entertainment/media room. The sky's the limit when it comes to refreshing your space!

But before you can go crazy on renovations, it's only prudent to make sure that you don't break the bank doing it. Create a realistic budget for your renovation. Budget Dumpster recommends turning to your priorities, making detailed plans, and doing some research into what your renovation might cost.

You can easily do so by making use of online tools like a renovation calculator and interior design apps, most of which are free, or at the very least, don't cost more than a few dollars.

Plan for potential returns.

Another great way to approach your home improvement initiative is to think ahead and consider future returns. This way, you can get

the most bang out of your buck, making your project not just an expense but a practical investment. Needless to say, go for renovations that are known to have the best payoffs in order to enjoy the highest return down the line. HGTV notes rooms like the master bath and kitchen are likely candidates for top ROI.

Another way you can get good returns on your renovation is by prioritizing function over form. This means creating a space that can be used for productivity and perhaps even commerce. A space for a budding home-based business idea is a great choice. You not only set yourself up for home improvement gains, but ongoing income.

Actively hunt for bargains.

No matter what direction you choose, a new and improved space needs to be furnished appropriately, and that can really add up. Before you balk at the likely expense, however, know that there's more than a handful of ways you can keep costs at a minimum. Buying second hand from local ads or websites is always a great strategy, as well as buying from auction sites or thrift shops.

Don't rule out new furnishings, though. Doing your due diligence will potentially uncover great furniture deals online. In fact, a quick search can yield scores of in-store offers, coupon codes, and cash back opportunities that will save you more than a pretty penny on furniture, decor, and whatever else you might need for your home renovations.

The future is bright and the opportunities are endless for empty-nesters ready to move onward and forward. No doubt, budget-friendly home improvement is just at the tip of the iceberg, but there's really no better way to start than to fill those empty spaces. Do it in a way that's cost-effective and will bring you joy, and ultimately help usher in an exciting new chapter of your life.

By DIYguys.net

Thanks to CNB Bank

The Spring Mills Subdivision would like to thank CNB Bank's Spring Mills branch for graciously allowing the Association use of their new conference room for monthly Board of Directors meetings!



Manager's Message (Continued from Page 1)

In 2019, I transferred from our Frederick office to the Martinsburg office to gain additional experience and work closer to home as my husband and I recently purchased a home within Falling Waters.

I am a certified Community Manager and love history, reading, and spending time with my family & friends. I look forward to working with you as I transition into my role as the community manager for the Spring Mills Subdivision!!

❖ Michelle Showers, Clagett Management
Mshowers@clagett.com
304-596-6630, ext. 1111

Request for Email Addresses

From time to time there are events or instances that warrant a quick and simple alert to Spring Mills residents. For this reason, we would like to create an email database for use in contacting residents via a blast email. For those of you who would like to receive this information via email, please email your street address and email(s) to Michelle Showers, at mshowers@clagett.com.

Spring Mills Subdivision, as well as Clagett Management, shall not use this information to send out commercial or individual solicitations. This information will be used only to contact owners and neighbors for emergency situations and to provide community information via email alerts. This request is optional – if you choose not to participate you simply will not receive any such alerts.

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

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Member

