



The Peacock's Tale

Dec 2009

Peacock Hill Community Association Newsletter

Susan Gass, Editor

PHCA 2009-10 Board of Directors

Jeff Mangum, President
Mary Barnes, Secretary
Jacqui Koenig
Claire Metz
Charles Molhoek
Michelle Nikiforov
Erica Payne
Laura Schundler

Environmental Preservation Board (EPB)

Charles Molhoek, Chairperson
Jerry Dixon
Neil Nicoll
Molly Crowell
Rusty Schundler
Jeff Mangum

PHCA Office

Douglas Brooks,
Managing Agent,
Association Management

PHCA ADDRESS

PHCA c/o
Real Property, Inc
Association Management
1500 Amherst St., Ste 3
Charlottesville, VA 22903-5158
Phone: 434-971-1600
Fax: 434-971-5514
E-Mail:
doug@realpropertyinc.com

Peacock Hill Service Company

Cynthia Schnaitman, President
Bert Toulette, Manager
P.O. Box 284
Ivy, VA 22945
Phone: 434-245-7099
E-Mail: phsc@comcast.net
Website: www.peacockhillsc.com

PHSC Billing Information:

Sydnor Hydro, Inc
P.O. Box 27181
Richmond, VA 23261
804-643-2725 ext 245

After-hour Emergencies:
804-257-7773

NEW PHCA WEB SITE: peacockhill.org

After many years of dutiful service, it was decided that the current PHCA web site at <http://avenue.org/phca> was in need of an upgrade. Though still in development, the new PHCA web site is located at <http://peacockhill.org>. The new web site currently contains all the information which existed on the old web site. We will be adding content to the new web site over the coming months. Suggestions for information that homeowners would find useful on the new web site would be most appreciated.

Please send suggestions to Jeff Mangum (jgmangum@gmail.com) or use the "contact" link at <http://peacockhill.org>. *And don't forget to add this site to your "favorites" tab !!*



Lake Trail Cleanup

On October 3rd five hearty souls donated part of their Saturday morning to clean up the PHCA lake trail. Connie and Jeff Mangum, Carl and Cynthia Schnaitman, and Laura Schundler gave the lake trail its yearly sprucing-up, which included replacement of several trail liners and removal of fallen tree debris.

A special thanks to Carl Schnaitman for the use of his brush mower, which allowed us to clear and widen the trail from the lake to Well House 8, which is a popular trail for walkers and joggers.

Good Neighbor Awards :))

*****Mary Barnes** for organizing the Halloween Party!!!

*****Mica Adderly** for picking up trash while walking with her dad in the neighborhood!

*****Connie & Jeff Mangum** for decorating Peacock Hill Entrance with holiday lights!!



Welcome New Residents

James & Elizabeth Stalfort 445 Peacock Drive
Florence Elizabeth Turrentine 801 Gilliams Mtn Rd

Winter Driving Tips – Check out VDOT website:

http://www.virginiadot.org/news/resources/snow2009docs/Winter_Weather_Driving_Tips.pdf



Please send updated email addresses and phone numbers to contact@peacockhill.org so you can receive the latest info

What All Members Should Know....

By PHCA Manager, Doug Brooks

Selling or renting your home? Please notify me as soon as possible of the impending sale or rental date, names of purchasers or tenants. This allows for easier transfer of billings. If you are leasing/renting your home you must provide both the PHCA and PHSC offices documentation of lease agreement, showing responsibility for payment of homeowner's dues and water utilities. Document packages may also be obtained by contacting Doug Brooks at Real Property, Inc, (434) 971-1600 ext 102.

Dog Leash Law: Peacock Hill is included in the Albemarle County Dog Leash Law Ordinance jurisdiction. It is unlawful to allow dogs to freely roam without a leash or not be under the control of its owner by way of Peacock Hill. The Animal Control Officers will pick up roaming dogs. Please make sure that your dogs are properly licensed and tagged. If a free roaming dog(s) bothers you, please call the Albemarle County Animal Control Office at 977-9041.

THE LAKE: The Lake is for the **exclusive use of Peacock Hill residents**, Lot owners and their **accompanied** guests. Swimming, unmotorized boating are at your own risk. Additionally, the Association will not be liable for any canoes or boats left at the lake. Please note the **No Parking Signs on the lake road – this is reserved for emergency vehicles only!** Also, **please do not drive or park vehicles on the lake common grounds – park along the sides of Peacock Drive.**

TENNIS COURTS: You are reminded that the courts are for the exclusive use of Peacock Hill residents, Lot owners and their **accompanied** guests. Use is on a first come-first served basis. **To preserve courts, use is limited to TENNIS PLAYING ONLY. NO PETS, BIKES OR SKATING PERMITTED.**

PHCA Homeowner's Payments: Dues are billed quarterly and due within 60 days. Payment checks should be made payable to Peacock Hill Community Association c/o Real Property Inc., 1500 Amherst St, Ste #3, Charlottesville, VA 22903-5158. **DO NOT COMBINE OR INCLUDE PAYMENTS TO PEACOCK HILL SERVICE COMPANY IN THE SAME ENVELOPE.**

Planning a Project...get an early start... contact the Environmental Preservation Board (EPB):

New construction, exterior remodeling, additions, tree removal and major landscaping changes require EPB approval **prior to starting your project.**

All PHCA members are reminded to review your EPB Documents in order to receive approval of your submissions and what documents are needed. Charges may be implemented for new construction and for changes. Should you have any questions regarding EPB matters, please call the office.

EPB requirements and application Available online at PHCA websites www.realpropertyinc.com or <http://peacockhill.org> or contact doug@realpropertyinc.com.



PHCA ANIMAL ETIQUETTE

- Remember, Peacock Hill has a leash law. Dogs must be under control at all times.
- Barking dogs are a disturbance. Please take your dog inside.
- Be considerate of your neighbor's yards when walking your dogs.
- Consider using a poop bag.

PHCA HOMEOWNERS PACKET: If you have plans to sell your home or lot, contact PHCA office a.s.a.p. to arrange for pickup of the packet for your potential buyer. *Packets are \$125.00 – don't wait until the last minute to order!*

PH Properties currently on the market

705 Acorn Lane
270 Grey Dove Lane
503 Shady Lane
218 Turkey Ridge Rd

(Any omissions or errors are unintentional)



Trash Notice

DO NOT PLACE YOUR TRASH OUTSIDE OR ON TOP OF DUMPSTERS!!

Compress trash & breakdown boxes

Be sure to close the doors as well. Dumpsters are for household items ONLY. Large boxes, furniture, and construction debris, paint, flammable or toxic materials, batteries and fluorescent lights should be taken to the Ivy Landfill.

Inform your contractors: NO construction debris allowed in dumpsters. VIOLATORS LEAVING TRASH OUTSIDE DUMPSTERS WILL BE CHARGED FOR CLEANUP!!!

Illegal dumping – jot down license plate number and send to Doug@realpropertyinc.com

Newspaper recycling and battery disposal available at Ivy Landfill 7:30am-4:00 pm T-Sat WATCH THE NEWS FOR ANNUAL FREE HAZARDOUS WASTE DISPOSAL DAYS <http://avenue.org/rswa/servicefees.htm>

All e-mails for Peacock Hill matters should be sent to the following address: doug@realpropertyinc.com or ben@realpropertyinc.com





NEW PHCA Email DISTRIBUTION LIST

A feature included in our new web site (<http://peacockhill.org>) is an email distribution list service. To improve the efficiency at which Real Property and the Board communicates with homeowners, we will be replacing the current homeowner email distribution list with a hosted email distribution list whose address is "members@peacockhill.org". Several things to note about this new email distribution list:

- All postings to the new list are moderated. This means that all postings to the list are first reviewed before distribution.
- Subscribers manage their own subscription options via a simple web-based interface. This will allow subscribers to easily update the email address to which postings are sent, modify distribution options, and even unsubscribe if desired.
- This email distribution list will be used exclusively for distribution of information relevant to Peacock Hill residents.

Examples of communications that the Board and RPI would send to this distribution list are:

- Notices about upcoming events, such as the PHCA annual membership meeting.
- "FYI" information from RPI of general interest, such as wild animal (bear, coyote, etc.) sightings in the neighborhood.

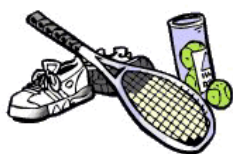
We strongly encourage all homeowners to subscribe to this email distribution list. There are THREE ways that you can subscribe to this distribution list:

1. Go to the web page at http://peacockhill.org/mailman/listinfo/members_peacockhill.org and fill-out the information requested under the section "Subscribing to Members". **OR**
2. Send an email to members@peacockhill.org from the email address which you would like subscribe. The subject and body of your email will be ignored by the subscription program, so it does not matter what you put in those fields. **OR**
3. Go to <http://peacockhill.org> and use the link on the entry page

After following **one** of the sets of instructions listed above (you only need to do one!):

- You will receive an email message asking for confirmation that you really want to be subscribed to the list. This is to prevent anyone from subscribing you to the list without your permission.
- Follow the instructions given in the message to confirm your wish to be subscribed.
- A moderator will also need to confirm your subscription.
- Once you confirm your address and the moderator approves your subscription, you will receive another message welcoming you to the list. This message contains some useful information including your list password and some quick links for changing your options, so you may want to save it for later reference.

If you have questions or need help subscribing to members@peacockhill.org, please contact Jeff Mangum.



PHCA Tennis Players Group?

Consider the following scenarios. It is a glorious Saturday morning and you would like to take advantage of the weather by playing some tennis. Unfortunately, your regular playing partner pulled a hammy last week and cannot play, so you need to find someone else to play with. Or perhaps you are new to the neighborhood and would like to play doubles on a regular basis. A solution to both of these scenarios would be a PHCA tennis players group. This group could simply be an email distribution list composed of tennis players interested in playing with other tennis players in the neighborhood. Need to hook-up with someone to play with on that Saturday morning, or interested in finding a doubles group to play with regularly? Just send an email note to the group. If you are interested in participating in such a group, please let Jeff Mangum (jgmangum@gmail.com) know.

Classifieds Section

Calling all babysitters, house sitters, pet sitters, yard workers, tutors, etc. If you'd like to have your services advertised in the Peacock Hill Newsletter or have items to sell or want to buy, e-mail doug@realpropertyinc.com or call Susan Gass at 242-4326

SERVICES:

WWW.IVYPRESCHOOL.COM Evelyn 434-963-4684

Babysitting

Samantha Mangum 296-4891

Carlin Barber 977-7050

Chelsea Trice 979-3886

Rachael Nidiffer 296-2067

Sam & Rachael Isaacs 984-0678

Pet Sitting & Dog Walking

Samantha Mangum 296-4891

Carlin Barber 977-7050

Jessica & Chelsea Trice 979-3886

Jake Nidiffer 296-2067

Sam & Rachel Isaacs 984-0678

Landscaping/Yard Work/General Maintenance:

COUNTRY TOUCH LANDSCAPING -- 996-0107

LANDPOWER LANDSCAPING -- 296-0026

EDDIES' HOME IMPROVEMENT--Doug Taylor--985-4165 or Cell: 434-996-0772

HERSHEY CONSTRUCTION: General Repair

Allen & Jewell Hershey --434-831-2007

ABSOLUTE LAWN AND PROPEY SERVICES

Richard Wright Free Estimates -- cell: 434-987-4151 email:

ALPS.LLC@gmail.com

Tree Service:

Brock Cleveland – Cleveland Tree Service – 286-4369

Mike Umpstadter –Final Touch Tree Service--295-2543

Doug Taylor – Eddie’s Tree Service – 985-4165

William Carver –Carver’s Tree Service – 540-948-6232

Bonded and Insured – Free Estimates

FOR SALE:

2005 Honda Rebel Motorcycle: 275 mi –call Karl at 466-6687.



Peacock Hill Grapevine

On The Horizon for Peacock Hill

- NEW PHCA WEBSITE: <http://peacockhill.org> ; also www.realpropertyinc.com
- PHCA Board Meetings –if you'd like to attend or have agenda item, email doug@realpropertyinc.com
- WANTED: Articles of interest & contributions to the Peacock's Tale! Including CLASSIFIEDS and nominations for Good Neighbor Awards. Send email titled PHCA Newsletter to doug@realpropertyinc.com
- Ben Wilson – new co-manager of Peacock Hill (office at Old Trails) ben@realpropertvinc.com 823-4408

FREE PINE CHIPS

The homeowner at 803 Gilliams Mtn Rd has recently removed some pine trees from their property and turned some of the tree remnants into pine chips. Homeowners are invited to help themselves to as many of these pine chips as they can haul.

Montessori Preschool Opening –

Montessori Program which meets three mornings a week in Ivy currently has an opening for a preschool age girl. Cynthia Jordan Fisher (who teaches Montessori Mornings for parents and their infants/toddlers and who previously owned The Village Playhouse has a small home-based program which meets T/W/Th. She can be reached at cjfmoms@yahoo.com. (from Katie Fusco 825-2719)

Free Christmas Tree Recycling Program – For more information please contact the County Department of Parks and Recreation at (434) 296-5844.

Important Numbers To Have Handy!

- All Emergencies..... 911
- Albemarle County Police (Non Emergency) 977-9041
- Animal Control Officer..... 977-9041
- County School Info..... 296-5881
- County School Closing Info..... 296-5886
- VDOT Residency..... 293-0011
- Daily Progress Circulation..... 978-7201
- Dominion VA Power1-888-667-3000
- Comcast Cable.....1-888-683-1000
- Peacock Hill Office.....971-1600 ext 102
- Peacock Hill Service Company..... 245-7099
- PHSC After-Hour Emergencies 804-257-7773
- PHSC Billing.....804-643-2725 ext 245



Please obey speed limit and Stop Signs!!!!
Peacock Hill Children at Play
WINTER SCHOOL BREAK:
 Dec 21st - Jan 3rd

Fun for the whole family on New Year's Eve at First Night Virginia. See details at www.firstnightva.org

Happy New Year to All

