



The Peacock's Tale

Dec 2010

Peacock Hill Community Association Newsletter

Susan Gass, Editor

PHCA 2010-11

Board of Directors

Jeff Mangum, President
Mary Q. Barnes, Secretary
Jan Dutton
Jaime Estes
Susan Klug
Ryan McDonald
Charles Molhoek
Michelle Nikiforov
Laura Schundler

Environmental Preservation

Board (EPB)

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

PHCA Office

Ben Wilson,
Managing Agent,
Association Management
Phone: 434-823-4408
Fax: 888-389-0523
ben@realpropertyinc.com

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

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

PHCA General Membership Meeting Voting Results

I would like to thank those of you who attended our yearly General Membership meeting on October 25, 2010. There were four voting matters discussed at the meeting. The voting results based on proxy balloting and votes submitted at the meeting were as follows:

- 133 votes (proxy and ballot) received out of 177 total possible - 75% voter turnout
- Approval of a Special Assessment of \$75 for Capital Improvements: 129 yes votes (97% approval)
- Approval of an Increase to PHCA General Assessment to \$144 per Quarter for Improved Lots and \$72 per Quarter for Unimproved Lots: 117 yes votes (88% approval)
- Board Members Elected:
 - Mary Barnes (three year term)
 - Jan Dutton (three year term)
 - Jaime Estes (three year term)
 - Susan Klug (three year term)
 - Ryan MacDonald (two year term)

The Special Assessment required at least 2/3 approval, or 118 yes votes, which it succeeded in obtaining. The Special Assessment will be levied with your January 2011 General Assessment bill. All other voting matters required a majority of the votes cast for approval. Thus, all voting matters were approved.

Jeff Mangum, PHCA Board President

A BIG THANK YOU!!!

Members completing service on the PHCA Board of Directors :))

Jacqui Koenig Claire Metz Erica Payne

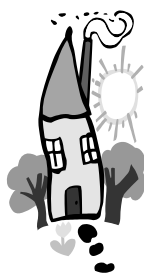
Good Neighbor Awards :))

Mary Barnes & Laura Schundler for organizing the Halloween Party!!!

Holly & Jeff Mangum for decorating the Peacock Hill Entrance with holiday lights!!

Cameron Gott for establishing a new trail connecting Gillums Mountain Lane and Peacock Drive

Welcome New Residents for 2010



Hiram & Frances Goza	503 Shady Lane
Nichole Schroeer & Sarah Ellis	574 Shady Lane
Tonia & Robert Leonard	301 Peacock Drive
Frederic Osgood	818 Gilliams Mtn Rd
Matthew Rutherford & Mary Jamison	325 Heron Lane
James & Elizabeth Stalfort	445 Peacock Drive
John Stamp	605 Big Oak

What All Members Should Know....

By PHCA Manager, Doug Brooks

Selling or renting your home? Please notify Real Property 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 Real Property, Inc., (434) 971-1600..

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!** **DO NOT drive or park vehicles on the lake common grounds – park along the sides of Peacock Drive.**

Tennis Courts: 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:

<http://peacockhill.org> or contact ben@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

218 Turkey Ridge Rd
607 Big Oak Rd
797 Gilliams Mtn Rd

(Any omissions or errors are unimportant)



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.

VIOLATORS LEAVING TRASH OUTSIDE DUMPSTERS WILL BE CHARGED FOR CLEANUP!!!

Stream Recycling:

Complete list of recyclables can be reviewed at: <http://peacockhill.org/documents/RecyclableItems.pdf>

Contractors: NO construction debris allowed in dumpsters.

Illegal dumping – jot down license plate number; send to ben@realpropertyinc.com.

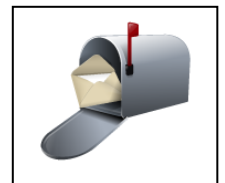
Recycling and battery disposal available at Ivy Landfill 7:30am-4:00 pm T-Sat

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 addresses:

ben@realpropertyinc.com or doug@realpropertyinc.com





DON'T BE LEFT OUT OF THE KNOW! PHCA Email DISTRIBUTION List

Over 120 PHCA neighbors have already subscribed to the "Members Only" Peacock Hill Website.

- To join, visit <http://peacockhill.org> and follow the link.
- Remember to update email addresses and phone numbers.
- To post a message to all the list members, send email to members@peacockhill.org.

NEW!! PHCA Members-Only Web Page Available

You can now access members-only PHCA information and documents via the "Members Only" link located on the PHCA website home page at <http://peacockhill.org>. The members-only information posted to this web page includes:

- Peacock's Tale newsletters
- PHCA 2010 Homeowner Directory
- PHCA 2010 General Membership Meeting presentations

Access to this members-only web page is controlled through a **special username and password:**

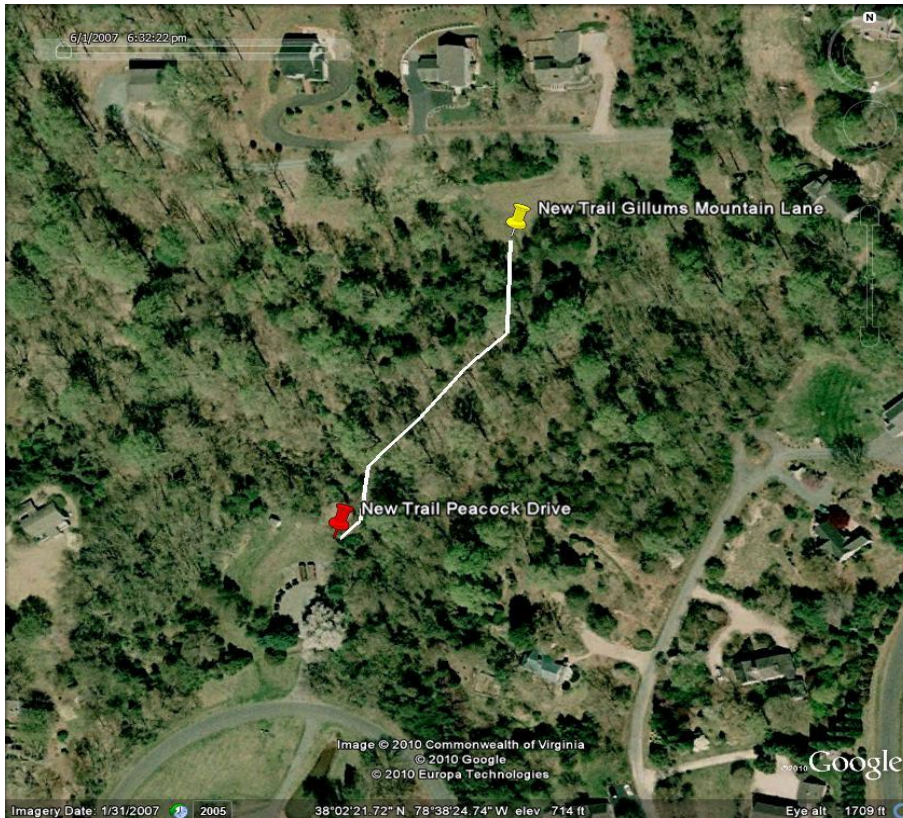
Username: [phcamembers](#)

Password: [gr8place2lv](#)

Please let me know if you have trouble accessing this new web page. Jeff Mangum jgmangum@gmail.com

New Trail Connecting Gillums Mountain Lane and Peacock Drive

Thanks to the efforts of Cameron Gott, a trail connecting Gillums Mountain Lane and Peacock Drive has been blazed and is available for use. The Google Earth image below shows the location of the new trail. The terrain that this trail follows is relatively flat, becoming a bit uneven only near the Peacock Drive entry/exit point. The trail is blazed with white tree markers placed regularly along the trail (see picture below). We hope that this trail will be most useful to homeowners wishing to walk from/to Gillums Mountain Lane / Gilliams Mountain Road and Peacock Drive, thus avoiding the need to walk along Dry Bridge Road.



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 ben@realpropertyinc.com or call Susan Gass at 242-4326

SERVICES:

Babysitting

Rachel, Dana & Sam Isaacs 984-0678
Samantha Mangum 296-4891
Carlin Barber 977-7050



Pet Sitting &/or Dog Walking

Samantha & Holly Mangum 296-4891
Carlin Barber 977-7050
Jessica Trice 979-3886
Jake Nidiffer 296-2067
Sam, Dana & Rachel Isaacs 984-0678

Tennis Lessons for Elementary School Kids!!

Contact **Matt Mandell** if you would like to arrange for lessons on the Peacock Hill Courts;
monkeymatt56@gmail.com ph: 293-3177 or
emandell820@gmail.com cell: 434-249-1613 (Mom)

Local Preschools

www.ivypreschool.com -- Evelyn 434-963-4684

Montessori Preschool home-based program: contact
Cynthia Jordan Fisher at [cfjimoms@yahoo.com](mailto:cjimoms@yahoo.com)

Landscaping/Yard Work/General Maintenance:

Country Touch Landscaping -- 996-0107
Hershey Construction: Remodeling, additions, General Repair -- 434-831-2007

Tree Service:

Mike Umpstadter --Final Touch Tree Service--295-2434
David Frazier -- 434-960-7797
Eddie's Tree Service -- 434-996-0772

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.....1-800-FOR ROAD
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

Peacock Hill Grapevine

On The Horizon for Peacock Hill

- **2010 PHCA Directory:** Hardcopies of the directory will be hand-delivered by Board Members over the coming weeks. Please look for the canary yellow covered directory on your doorstep or in your newspaper delivery box. You can also access the current PHCA directory within the "Members Only" section of the PHCA web site at <http://peacockhill.org>
- **PHCA Board Meetings** –if you'd like to attend or have agenda item, email ben@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 ben@realpropertyinc.com
- **Ben Wilson** –Manager, Peacock Hill (office at Old Trails) ben@realpropertyinc.com 823-4408



Winter Driving Tips –

Check out VDOT website: <http://virginiadot.org> or call **1-800-FOR ROAD** for customer service center. **Please keep your cars off the Peacock Hill roadways when snow falls, so the plows can come through!**

Free Christmas Tree Recycling Program – For more information please contact the County Department of Parks and Recreation at (434) 296-5844 or <http://albemarle.org>



Please obey speed limit and Stop Signs!!!
Peacock Hill Children at Play
WINTER SCHOOL BREAK:
Dec 18th - Jan 2nd

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

