



The Peacock's Tale

Dec 2012

Peacock Hill Community Association Newsletter

Laura Schundler, Editor

PHCA 2011-12

Board of Directors

Tom Leonard, President
Jan Dutton
Jaime Estes
Susan Klug
Ryan MacDonald
Maureen Minor
Charles Molhoek
Laura Schundler

Environmental Preservation Board (EPB)

Charles Molhoek, Chairperson
Jerry Dixon
Neil Nicoll
Molly Crowell
Rusty Schundler
Ryan MacDonald

PHCA Office

Ben Wilson,
Managing Agent,
Association Management
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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

Jim Crowell, President
Bert Toulette, Manager
P.O. Box 284
Ivy, VA 22945
Phone: 434-205-4125
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 President's Message: 2012 Recap

On behalf of the PHCA Board, thanks to all residents who participated, either in-person or via proxy, during the November 2012 Annual PHCA meeting. A few highlights are provided below for the benefit of those unable to attend the meeting.

A Peacock Hill *capital reserve study* was recently conducted by consultants Miller Dodson Associates Inc. The Board commissioned the study to help guide long-range planning and budgeting for community assets and infrastructure components that require periodic replacement or significant maintenance expense (e.g. roads, playground, tennis courts, lake, trails, entrance sign, etc.). The capital reserve study, as well as all PHCA meeting minutes and other relevant documents are available on the Peacock Hill Community Association Owner's Portal found at www.realpropertyinc.com.

This summer, PHCA was awarded an \$8,500 grant by the Virginia Department of Conservation and Recreation to reimburse expenses associated with dam maintenance. Thanks to Ben Wilson for identifying, applying and securing the grant for PHCA.

At the request of residents, the Board is working to adopt a policy resolution providing clarification of road and ditch maintenance responsibilities throughout the neighborhood. Once adopted, a copy will be distributed to all home and lot owners.

A PHCA resident satisfaction survey is in the works. The survey will provide the Board with feedback and insight from residents regarding a range of PHCA interests and affairs.

Susan Gass was acknowledged for her seven years of outstanding volunteer service as editor of the Peacock's Tale Newsletter. Thanks, Susan!

Jeff Mangum was recognized for his dedication to serving as President of PHCA for six years, as well as his numerous contributions to the Association.

Tom Leonard

GOOD NEIGHBOR AWARDS GO TO:

Eileen Barber for organizing a wonderful Halloween Party at the Peacock Hill playground.

Jeff and Connie Mangum for decorating the Peacock Hill entrance with holiday lights.

John Freeman and Ralph & Karen Allen for their contributions in clearing fallen trees on Apple Lane after the summer derecho.



Welcome New Residents

David and Laura Lockledge

278 Grey Dove Lane

What All Members Should Know....

By PHCA Manager, Ben Wilson

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!**



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!!!

Contractors: NO construction debris allowed in dumpsters.

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

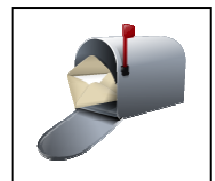
Recycling and battery disposal available at Ivy Landfill 7:30am-4:00 pm T-Sat

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 heather@realpropertyinc.com





News from Peacock Hill Service Company

2012 was a busy year for your water company. The best news is we have successfully installed 2 generators to keep your water running even during the longest power outages. The generators have been installed with a fully automatic system to start whenever there is a power outage so there should be no interruption in service. While all our wells cannot be hooked up to this system, the generators will provide enough water for all our customers' basic needs.

We had a geological study done on our wells and water supply, and the outcome is that our wells are strong, and we have more than enough water to serve the community even during periods of drought.

We have rebuilt the lower tower water pump transfer station and installed motion sensor lights at all our well locations for safer access.

Water rates will not increase but stay the same for the coming year.

For 2013, we are working on changes to our company operations that will improve customer service, implement a community wide emergency plan, and improve our web site. We also will continue to update and improve our system to maintain our hardware and equipment

Remember to shut off your outside water faucets for the winter so they will not freeze - we will have really cold weather sometime. If you are going away for a long period, turn off your water, or call us, and we will turn it off at your meter. Please make sure we have your email address to notify you in times of service repairs, breaks etc. Your communications and emails help us keep our system strong.

As always, please keep an eye out for leaks within your home and outside when you are out and about.

Any water issues contact Sydnor Hydro at 804-643-2725 ext 245

After-hour Emergencies:

804-257-7773

or contact PHSC at PHSC@comcast.net and as always continue to be observant for leaks and problems – Thank you.

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.

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 web page. Jeff Mangum jgmangum@gmail.com

CLEAN-UP REMINDERS

Debris Dumping on Common Ground: The Board would like to remind all residents that dumping of debris of any kind on common property is not allowed.

Keep Those Culverts Clear or Watch Your Road Float Away: Leaf buildup can be a particular problem this time of year. Removal of excess forest debris will aid in the proper drainage of the road surfaces in Peacock Hill.

PHCA Board of Directors thanks you for your cooperation!

Classifieds Section

SUPPORT OUR PEACOCK HILL TEENS THEY NEED
WORK AND WAYS TO MAKE MONEY!!

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 Laura Schundler schundler2008@comcast.net

Babysitting

Morgan & Emma Pastorfield 977-9494
Rachel, Dana & Sam Isaacs 984-0678
Carlin & Eileen Barber 977-7050

Pet Sitting &/or Dog Walking

Sarah Webb: sarahw.dogwalking@gmail.com 466-6267

Holly Mangum 296-4891

Carlin & Eileen Barber 977-7050

Jessica Trice 979-3886

Sam, Dana & Rachel Isaacs 984-0678

Emma Pastorfield 977-9494

Piscespetservices.com 249-5450

SPANISH Tutor for Kids & Students!!

In your home! Reasonable Rates! Vanessa Gauss
vgauss@mail.umw.edu or 434-466-5730

Tennis Lessons for Elementary School Kids!!

Matt Mandell mmandell98@gmail.com ph: 293-3177

Local Preschools

www.ivypreschool.com -- Fall 2012 openings --contact Evelyn 434-963-4684

Parent Child Classes in IVY this fall! Come relax with other parents and their Infants and Toddlers under three years of age. Learn about the gifts of Montessori and Waldorf and how to create a rich home environment for the young child. Monday mornings beginning in September for 6 weeks. Winter session follows in January. Contact Cynthia Jordan Fisher at cjfmoms@yahoo.com or 434-960-7077

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

Housekeeping: Brenda Birkhead 960-4681

Music and Art Lessons in Ivy:

www.ivyartsandmusic.com or call Pam at 984-0099

Performing Arts Advocacy Group.. MUSIC MATTERS

www.albemarlecounty.org



Peacock Hill Grapevine

- GENERAL MEMBERSHIP HOA MEETING -- watch for upcoming date to be announced
- LAKE PATH – Contact leonard911@yahoo.com if interested in joining your fellow neighbors to help improve the lake path & neighborhood!!
- PHCA BOARD MEETINGS -- if you'd like to attend or have agenda item, email ben@realpropertyinc.com
- PHCA WEBSITE -- postings, directory, newsletters; <http://peacockhill.org>
User name: [phcamembers](#) Password: [gr8place2lv](#)
- WANTED: Articles of interest & contributions to the Peacock's Tale! Send email titled PHCA Newsletter to ben@realpropertyinc.com or contact Laura Schundler at schundler2008@comcast.net
- Ben Wilson –Manager, Peacock Hill (office at Old Trails) ben@realpropertyinc.com 823-4408; heather@realpropertyinc.com (assistant)

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!

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



Please Obey Speed Limit and Stop Signs!! Peacock Hill Children at Play! Be mindful of walkers, joggers, bikers and residents out for a stroll!!