



The Peacock's Tale

June 2010

Peacock Hill Community Association Newsletter

Susan Gass, Editor

PHCA 2009-10 Board of Directors

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Jerry Dixon
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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

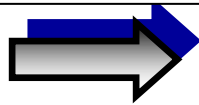
After-hour Emergencies:

804-257-7773

Dam Safety Regulation Changes: Need for Special Assessment

Recent changes to the state regulations which govern the maintenance of the PHCA dam have, unfortunately, changed the state-mandated maintenance tasks associated with our dam. In particular, the state now requires that an "inundation study" be made in 2011 before PHCA can obtain state certification for operation of our dam. The following article on dam safety regulations (page 3 of newsletter) provides the details regarding what laws govern the maintenance of our dam and those law changes which we must now follow.

The state-mandated inundation study must be done by a licensed engineering firm who specializes in dam maintenance. RPI has received an initial bid for this study which amounts to approximately \$26,000. RPI continues to seek bids for this study, but we don't anticipate the cost for this work to decrease significantly. PHCA does not currently have the capital reserves necessary to pay for this state-mandated work, so must seek additional funds from the PHCA membership through a special assessment. In the coming months the PHCA Board and RPI will provide additional information regarding this unanticipated expense and our plans for dealing with this issue. Further information on this issue can be found on the PHCA web site at <http://peacockhill.org>. If you have any questions about this issue contact PHCA Property Manager Ben Wilson at RPI (434-823-4408; ben@realpropertyinc.com).



THE PHCA DIRECTORY IS CURRENTLY BEING UPDATED. If you would like to add or update your listing in the directory, please send your contact information to Jeff Mangum (jgmangum@gmail.com). If your directory information is current no action is required.

PHCA EMAIL DISTRIBUTION & WEB SITE: <http://peacockhill.org>

All residents are encouraged to visit the community site and use the link on the entry page "[PHCA members-only email distribution list signup form](#)" to sign up NOW so you can receive the latest info.

STREAM RECYCLING A BIG SUCCESS

Peacock Hill Residents have taken to recycling in a big way so a third container has been provided by Waste Management to handle the overflow. Please read exact information on front of the recycling receptacles and DO NOT place any items outside of the containers.



RECYCLING ACCEPTABLE ITEMS

Brown Paper Bags, Cardboard, Catalogs, Magazines
Phone books; Chipboard (cereal, shoe boxes, etc)
Colored paper, Computer paper, Envelopes, white ledger paper ;Newspapers and junk mail
Glass bottles and jars; Plastic bottles and jugs
Tin and steel cans, empty aerosol cans

RECYCLING NON-ACCEPTABLE ITEMS

Aluminum foil, Auto glass or ceramics, Batteries
Film canisters, Light bulbs, Painted wood, Paper towels
Plastic grocery bags (Please return to your supermarket)
Plastic wrap, Porcelain, Styrofoam, Treated Wood



Welcome New Residents !!

Nicole Schroeer & Sarah Ellis 574 Shady Lane
Frederic Osgood 818 Gilliams Mtn Rd

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 website

<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

320 Heron 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.

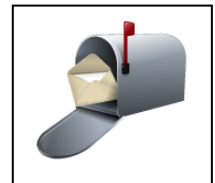
Inform your contractors: NO construction debris allowed in dumpsters. VIOLATORS LEAVING TRASH OUTSIDE DUMPSTERS WILL BE CHARGED FOR CLEANUP!!!

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



DAM SAFETY REGULATIONS

Summary

Virginia Dams are regulated by the Virginia Dam Safety Act. The Virginia Soil & Water Conservation Board (the "Board") is tasked with overseeing the regulation of the Virginia Dam Safety Act and Chapter 20 of the Code of Virginia – which deals with Impounding Structure Regulations. The actions of the Board are administered by the Department of Conservation and Recreation's Division of Dam Safety and Floodplain Management.

At their February, 2008 meeting, the Board unanimously approved amendments to Chapter 20 in regards to the regulation of Virginia Dams and Impounding Structures; this change was in response to changes at the state level to the Virginia Dam Safety Act in 2006. The changes became effective in September 2009.

Regulatory Changes (as they pertain to Peacock Hill)

The new regulations modified the classification system for Dams in the State of Virginia. The formerly four category system was reduced to three hazard classifications (High, Significant & Low Hazard). The new system combined formerly category III and IV dams as Low Hazard. Peacock Hills' Dam is considered a Low Hazard Dam.

The new regulations also more clearly defined the existence of a "hazard" for each type of classification. In order to be considered a Low Hazard dam there must be "no threat to loss of human life and minimal threat of economic damage is anticipated".

Inundation zone mapping is required to be submitted by a professional engineer to support the classification of the Dam during the re-certification process. The Board requires re-certification of Low Hazard Dams every six years, however, unless significant changes occur to the dam between certification, the inundation mapping system can be re-used.

An Emergency Preparedness Plan is required to be submitted with the application for re-certification.

Peacock Hill's dam is currently up for re-certification. The inundation study is now required to support the classification as a low hazard dam.

Review of Code Sections

4VAC50-20-40. Hazard potential classification of impounding structures

B. ...hazards pertain to potential loss of human life or damage to the property of others downstream from the impounding structure in the event of failure or faulty operation of the impounding structure or appurtenant facilities.

3. Low Hazard Potential is defined where an impounding structure failure would result in no expected loss of life and would cause no more than minimal economic damage. "No expected loss of life" means no loss of human life is anticipated.

C. The hazard potential classification shall be proposed by the owner and shall be subject to approval by the board. To support the appropriate hazard classification, dam break analysis shall be conducted by the owner's engineer. Present and planned land-use for which a development plan has been officially approved by the locality in the dam break inundation zones downstream from the impounding structure shall be considered in determining the classification.

4VAC50-20-54. Dam break inundation zone mapping

A. Dam break inundation zone maps shall be provided to the department to meet the requirements set out in Hazard Potential Classifications of Impounding Structures...and Emergency Preparedness for Low Hazard Potential Impounding Structures...and Emergency Preparedness for Low Hazard Potential Impounding Structures...

C. All inundation zone map(s), except those utilized in meeting the requirements of Emergency Preparedness for Low Hazard Potential Impounding Structures, shall be signed and sealed by a licensed professional engineer.

D. For determining the hazard potential classification, a minimum of the following shall be provided to the department:

1. A sunny day dam break analysis utilizing the volume retained at the normal or typical water surface elevation of the impounding structure;
2. A dam break analysis utilizing the spillway design flood with a dam failure;
3. An analysis utilizing the spillway design flood without a dam failure; and
4. For the purposes of future growth planning, a dam break analysis utilizing the probable maximum flood with a dam failure.

E. To meet the requirements of Emergency Preparedness set out in 4VAC50-20-177, all Low Hazard Potential impounding structures shall provide a simple map, acceptable to the department, demonstrating the general inundation that would result from a dam failure. Such maps do not require preparation by a professional licensed engineer, however, it is preferred that the maps be prepared by a licensed professional engineer.

Explanation of Code Sections

Part 1 – Hazard Potential Classification

In submitting to the Board evidence to support our engineer's determination that the dam is a Low Hazard structure, the inundation mapping will be required. Illustration of the dam break analysis is done through inundation mapping.

Part 2 – Inundation Zone Mapping

Section A specifically requires that inundation zone mapping be provided to meet the requirements of hazard potential classification. The additional efforts needed to create the Emergency Preparedness Plan are minimal and can be added very simply to the inundation mapping. The efforts involved with satisfying section D require the completion of the inundation study.

Conversations with DCR and Schnabel Engineering have provided feedback and support the requirement of the inundation zone mapping.

Recent Bear Sightings in Peacock Hill -- To discourage bear visits:

- Close the doors on the dumpsters.
- If you don't want a bear to stop in your yard, keep your bird feeders high in the air.
- Keep your garbage sealed in plastic bags. Store garbage cans in the garage.
- Clean up your grills after barbecuing. Do not place food outside to attract raccoons, squirrels or other wildlife.
- Do not feed family pets outside. An empty dish can attract a bear.
- Do not leave dirty diapers or diaper pails outside.

- **Bears are attracted by smells....** With the exception of ammonia, Lysol, camphor and other strong smells, everything smells like potential bear food.
- Leave outdoor lights on, or a radio playing, all night.
- **A bear is a wild animal and should be respected.** Don't encourage the bears. They want to be left alone. If you see a bear, don't panic. 99-percent of the time they will run away. Make sure they know you're there. Get big and make noises, but don't run.
- Albemarle Animal Control : 434-977-9041



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:

Odd Jobs:

Jake & Rachael Nidiffer 296-2067: Weeding, mulching, trimming, raking, general maintenance.

Babysitting

Morgan Pastorfield 977-9494
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

Michael O'Neal 245-0130
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
Eddie's Home Improvement--Doug Taylor--985-4165 or Cell: 434-996-0772
Hershey Construction: General Repair -- Allen & Jewell Hershey --434-831-2007
Absolute Lawn & Property Services Richard Wright-- Free Est. 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.

Preschool:

WWW.IVYPRESCHOOL.COM Evelyn 434-963-4684

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



REMINDER: Unexpected puddle or water in your yard. Report any suspected water leaks immediately!
Call Sydnor Hydro at 804-643-2725 or PHSC at 245-7099
After hour emergencies: 804-257-7773

DO NOT CALL REAL PROPERTY MGMT

Peacock Hill Grapevine

- **SUPPORT OUR PEACOCK HILL TEENS THIS SUMMER ...they're looking for work and ways to make money!! Check out the classifieds...**
- **Community Yard Sale at Lake on Saturday, June 26th -- rain cancels --contact Bridgetd26@gmail.com for more info**
- **Interested on serving on the PHCA Board for 2011 --contact Jeff Mangum at jgmangum@gmail.com 434-296-4891**
- **NEW Signs posted: YIELD -- CHILDREN AT PLAY --please exercise caution when driving around the curves!!**
- **PHCA WEBSITE & EMAIL distribution: <http://peacockhill.org>**
- **PHCA Board Meetings --if you'd like to attend or have agenda item, email doug@realpropertyinc.com**
- **Ben Wilson – co-manager of Peacock Hill (office at Old Trails) ben@realpropertvnc.com 823-4408**

Montessori Preschool Opening –

Summer Montessori nature camps for infants/toddlers* and also ones for preschoolers two mornings a week in IVY. Explore the woods, wade, dance and sing! Email Cynthia Jordan Fisher at cjfmoms@yahoo.com *parents welcome to stay

Fall openings for the new Montessori Infant Community in Ivy with Cynthia as well. Enrollment is for 5 children: ages 2 mos. to approx. 16 months old with 2 teachers, meeting three mornings a week from Sept until June. See above contact info.

Housekeeping: If anyone is looking for an honest, dependable, loyal, dedicated, hardworking housekeeper please call Brenda Birkhead at 434-823-4650 or cell 434-960-4681. References available from PHCA resident Cathy Sacks. **Reasonable Rates.**

Thank You!

To our Good Neighbors Connie & Jeff Mangum and family for cleaning up and then planting new plants around the front entrance Peacock Hill sign and other areas. They give a lot of time, energy and free labor around the neighborhood!



Summer Vacation is here...

Please drive slowly and watch for children at play, walkers, joggers, bike riders, parents with strollers and animals out for a walk with their owners. Obey speed limit and stop signs!!!